



**59 Cimarron Vista Gardens
Okotoks, Alberta**

MLS # A2313570



\$419,900

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,448 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Rare opportunity to own one of the best units in the complex, located just steps from Costco, Home Depot, GoodLife Fitness, and Winners. The main living area features impressive 12' ceilings and access to a sunny south-facing deck. The spacious kitchen level offers maple cabinetry, a dining area, and a convenient 2-piece bathroom with laundry. Upstairs, you'll find three bedrooms including a generous primary suite with a walk-in closet and ensuite, along with an additional full bathroom. The basement provides a versatile rec room with extra storage space. Completing the home is a single attached garage with parking for one vehicle plus an additional parking pad out front. An excellent opportunity for comfortable living in a highly convenient location.