



**149 Cimarron Vista Crescent
Okotoks, Alberta**

MLS # A2316665



\$649,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to this stunning 2 storey home located on a quiet crescent in the highly sought after community of Cimarron. Backing directly onto a beautiful park and green space this property offers the perfect combination of comfort, style and location. Step inside to a large, welcoming front entry that opens into a bright spacious main floor. The well appointed kitchen features granite counters, stainless steel appliances, center island and a separate eating area ideal for family meals. The cozy south facing family room showcases a beautiful gas fireplace, creating a warm and inviting atmosphere. A convenient 2 pc. bathroom completes the main level. Upstairs, you'll find 3 generous bedrooms, including a spacious primary retreat with walk in closet and 4 pc. ensuite. 2 additional large bedrooms and full 4 pc. bathroom provide plenty of space for the family. The huge south facing bonus room offers spectacular views overlooking the park and green space, making it the perfect place to relax or gather with family. Additional highlights include: double attached garage, new plank flooring, new roof now being installed, beautiful landscaped with new sod in back yard. This exceptional property offers the lifestyle you have been looking for in one of Okotoks' desirable communities. Don't miss your opportunity to call this beautiful home your own. Contact your favorite realtor to book your showing today. 149 Cimarron Vista Crescent Okotoks