



**245 Cimarron Vista Way
Okotoks, Alberta**

MLS # A2321926



\$650,000

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|------------------|---|---------------|-------------------|
| Division: | Cimarron Vista | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,473 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, Sloped Up | | |

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|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Hood Fan , Garage Door Remotes

OPEN HOUSE SATURDAY JUNE 27 * 12:00-3pm * Attention to all looking for a LIKE NEW Home with mature trees, privacy & value their garage! Welcome to the kind of home that simply feels right - like a new build but fully landscaped with mature trees! From the bright, airy front entry to the sun-filled living spaces, every detail has been designed for comfortable everyday living. The timeless white kitchen, complete with quartz countertops, a stunning backsplash, abundant custom storage, and a cozy gas fireplace, creates the perfect space to gather, entertain, and make memories. Step outside to your private, south-facing backyard oasis, where mature trees create a peaceful backdrop with no rear neighbours overlooking your outdoor space. Whether it's morning coffee, summer BBQs (gas line on deck), or watching the kids play, this is a space you'll love spending time in. Offering 4 bedrooms, 3.5 bathrooms, an expansive upper-floor laundry room that makes everyday routines effortless, and a substantially finished basement with the fourth bedroom and three-piece bath already complete—requiring only the ceiling and stairwell to be finished—there's plenty of room to grow & enjoy. An oversized, heated, nearly 28-foot deep garage with high end epoxy flooring provides exceptional flexibility for larger vehicles, storage, and hobbies. Located just steps from parks and pathways, with shopping, restaurants, Costco, and everyday amenities just minutes away, plus quick access to Highway 2 for an easy Calgary commute, this home offers the perfect balance of comfort, convenience, and lifestyle.