



325 CIMARRON VISTA Way
Okotoks, Alberta

MLS # A2326306

\$575,000



Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: N/A

OPEN HOUSE Sunday July 12th, 2:00 to 4:00 - Welcome to this well-appointed, fully developed two-storey home in the sought-after community of Cimarron, offering just under 2,000 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and an impressive 24' x 24' heated and insulated detached garage. Thoughtfully updated with new appliances (2024), a new furnace (2024), new main floor carpet, and an expanded deck, this move-in-ready home offers exceptional value. Ideally located close to parks, playgrounds, walking paths, schools, and shopping, the bright and open main floor features large windows, a spacious living room with a two-sided gas fireplace, and a functional kitchen complete with an oversized island, corner pantry, ample cabinetry, and a versatile coffee bar or workspace. Step outside to the fully fenced, east-facing backyard, perfect for relaxing or entertaining. Upstairs, the spacious primary suite features a walk-in closet and a private 4-piece ensuite with a soaker tub and oversized shower. Two additional bedrooms, both with walk-in closets, and another full bathroom complete the upper level. The fully finished basement adds even more living space with a large recreation room, a fourth bedroom, a full bathroom, and plenty of storage. This is a fantastic opportunity to own a beautifully updated home in one of Okotoks most desirable family communities.