



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

330 Cimarron Vista Way
Okotoks, Alberta

MLS # A2339614



\$565,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Other, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	None
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Welcome to this well-maintained 2-storey home in the established community of Cimarron, offering over 2,000 sq ft of total developed living space across three levels. The main floor features an open-concept kitchen with stainless steel appliances, a tiled backsplash, and an island, flowing into a living room centered around a stone-surround gas fireplace. A dedicated flex room off the foyer offers space for a home office, and a separate dining nook opens onto the rear deck. A 2-piece bath completes the main level. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite with a corner soaker tub and separate glass shower, alongside two additional bedrooms and a second 4-piece bath. The fully finished basement adds a fourth bedroom, a 4-piece bath, a spacious rec room, and a dedicated laundry/utility room. Additional highlights include a new refrigerator, a rear deck, and a fully fenced yard with rear lane access and a parking pad. Located just steps from a playground, residents also benefit from close proximity to the Sheep River pathway system, nearby schools, and quick access to Cimarron Blvd and Hwy 7E, with shopping and everyday amenities minutes away.