



GRASSROOTS
REALTY GROUP

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**101 Cimarron Vista Crescent
Okotoks, Alberta**

MLS # A2347610



\$714,888

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, City Lot, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

The fireplace may be the first thing you notice. Set in stone with a wood mantel waiting for family photos and favourite pieces, it gives the living room that feeling you hope to find when you walk into a home: I could settle in here. At 101 Cimarron Vista Crescent, that feeling carries through the rest of the house. The kitchen pairs rich dark cabinetry with quartz countertops, new appliances, a new faucet and a corner walk-in pantry. It's a space where dinner can stretch into conversation long after the cooking is done. Nearby, the mudroom has an organized closet for the daily comings and goings, and a half bath serves the main floor. Upstairs, there's room to spread out. The primary bedroom has its own ensuite and large walk-in closet, while two more bedrooms share a full bathroom. Laundry is right where you need it. And then there's the huge bonus room, a space you may not know you need until you see all the ways you could use it. The fully finished basement offers even more: a recreation room, dry bar, extra sleeping room and full bathroom. Guests can stay comfortably, and everyone has somewhere to retreat. Step outside and you'll find another reason to linger. The two-level deck has room for a table and a place to put your feet up; the pergola offers shade when the sun is at its brightest. With a gas barbecue line and a low-maintenance backyard, it's easy to picture summer evenings here. Fresh paint, new light fixtures, new toilets and quartz countertops throughout give the home a refreshed feel. Central air conditioning, a heated double attached garage and an EV charger add everyday comfort. With over 2,700 sq. ft. of developed living space and parks, pathways, schools and shopping nearby, 101 Cimarron Vista Crescent has plenty to offer on paper. Come see how it feels in person.

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