



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

93 Cimarron Vista Circle
Okotoks, Alberta

MLS # A2348486



\$715,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

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

Inclusions: Shed

Discovering Cimarron Vista in Okotoks, this two-story detached house offers a compelling blend of space and convenience. Situated on a corner lot with back lane access, the property provides exceptional parking flexibility and outdoor possibilities. Inside, 2480 square feet unfold with thoughtfully chosen flooring—carpet, tile, and vinyl—creating warmth and durability throughout. A breakfast bar within the kitchen provides an inviting spot for casual meals, while central air ensures comfortable living year-round. Laundry becomes effortless with a dedicated laundry room, and the home is equipped with gas fireplace adding ambiance and warmth. Three bedrooms, including a spacious primary suite with its own five-piece ensuite featuring both double vanity and deep soaker tub, provide ample room for rest and relaxation. Two additional bedrooms share a four-piece family bathroom, catering to everyone's needs. Beyond the living spaces, a full, unfinished basement presents limitless potential for future customization and expansion. Outside, enjoy the patio/porch featuring both deck and front porch, complemented by the expansive lot size of 5169 square feet, perfect for outdoor activities and entertaining. The insulated, dry walled double garage offers 3-220 Amp outlets, as well as gas service for a future heater. Located within a desirable community, residents benefit from nearby parks, playgrounds, schools, shopping, and sidewalks—everything you need for a vibrant lifestyle.