



GRASSROOTS
REALTY GROUP

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59 Cimarron Vista Gardens Okotoks, Alberta

MLS # A2349591



\$404,888

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,473 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Common, Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, Rectangu		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 358
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: N/A

Welcome to 59 Cimarron Vista Gardens, where almost 1,500 sq. ft. above grade, a finished basement and an attached garage deliver the space and flexibility that can be hard to find at this price point in Okotoks. Step inside to a bright, open living room with soaring windows that fill the space with natural light and create an impressive sense of volume, and has direct access to the south-facing deck.. A few steps up, the kitchen and dining area offer plenty of room for everyday living and entertaining. This level also includes a convenient 2-piece bath and laundry area. Upstairs are three bedrooms, including a generous primary with walk-in closet and private 4-piece Ensuite, plus another full bathroom. The finished basement adds valuable extra living space, ideal for a family room, home office, gym or games area. An attached single garage, driveway parking and additional storage adds everyday practicality. Set in established Cimarron Vista, with schools, parks, pathways, shopping, restaurants and everyday amenities nearby, this well-designed townhome offers the space of a larger home with the convenience of condominium living.