

\$420,000 - 105 Cimarron Vista Gardens, Okotoks

MLS® #A2205082

\$420,000

3 Bedroom, 3.00 Bathroom, 1,298 sqft
Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

A little bit country â€“ a little bit city. This beautiful townhome located in Cimarron Vista, Okotoks gives you a taste of the serenity of country living but still affords handy access to big city amenities. Featuring 3 bedrooms and 2.5 bathrooms across 1,298 sq. ft., this west-facing home includes a single attached garage and a spacious driveway that accommodates two vehicles. The main floor, with its open area design, presents as roomy and bright with high ceilings and vinyl, wide-plank flooring throughout. Large windows in the spacious living room and dining nook present a lovely view of the great outdoors and access to a railed back deck for increased entertainment space. Clean white cabinets, sleek stone countertops, a breakfast bar/island with double sink and black appliances grace the kitchen. A 2-pc bath completes this level. The carpeted second floor showcases a bright, airy primary bedroom with the added benefits of a walk-in closet and 4-pc ensuite. Two additional bedrooms share a second 4-pc bath. For added expediency, a laundry room is in the hallway and a railed balcony adds one more prize to this homeâ€™s appeal. The basement is undeveloped so gives you an opportunity to exercise your imagination for future prospects. Please note newer furnace, washer and deck! To add to the pluses already listed, this complex is professionally managed with common area maintenance, care of the grounds and snow removal. Close to major thoroughfares such as Highways 2, 2A and 7



and Cimarron Boulevard it's easy to access both the surrounding countryside and city conveniences such as the local Costco, Home Depot, Walmart, Winners and Save-on Foods to name a few. Also close to schools, churches, the Sheep River and Woodgrove Park. This home is clean, well-cared for and ready for its new owners. Could that be you? Call today and schedule your personal tour. You will not be disappointed.

Built in 2008

Essential Information

MLS® #	A2205082
Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	105 Cimarron Vista Gardens
Subdivision	Cimarron Vista
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G4

Amenities

Amenities	Park, Parking, Playground, Secured Parking, Trash, Visitor Parking
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	15
Zoning	NC

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.