

\$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 | 10 |
| 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.