

# \$415,000 - 107 Cimarron Vista Gardens, Okotoks

MLS® #A2210331

**\$415,000**

3 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this charming townhome in the sought-after community of Cimarron Vista in Okotoks—where the peaceful feel of country living meets the convenience of city life.

Boasting 3 bedrooms and 2.5 bathrooms, this 1,287 sq. ft. home offers a bright, welcoming layout with a single attached garage and an extended driveway perfect for a second vehicle. The main level features an open-concept design with soaring ceilings and expansive windows that flood the living and dining areas with natural light while offering scenic views and direct access to a private back deck—ideal for relaxing or entertaining. The kitchen is equipped with black appliances, a central island with a double sink, and a handy breakfast bar for casual dining. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a generously sized primary bedroom filled with natural light, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a second full bathroom, and the upper-level laundry room adds everyday ease and functionality. The basement is undeveloped, offering a blank canvas to create the space of your dreams—whether it be a home gym, office, or extra living area. Ideally situated near major routes, including Highways 2, 2A, and Highway 7. As well as Cimarron Boulevard, this home offers easy access to both the countryside and all the essentials of city living. You're just minutes from places such as Costco, Home Depot, Walmart,



Winners, and Save-on-Foods, along with nearby schools, churches, parks like Woodgrove, and the beautiful Sheep River. Don't miss out and schedule your showing today.

Built in 2008

### Essential Information

MLS® #	A2210331
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	107 Cimarron Vista Gardens
Subdivision	Cimarron Vista
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G4

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,
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	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	25
Zoning	NC

## Listing Details

Listing Office	2% Realty
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