

# \$409,000 - 11 Cimarron Vista Gardens, Okotoks

MLS® #A2240506

**\$409,000**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

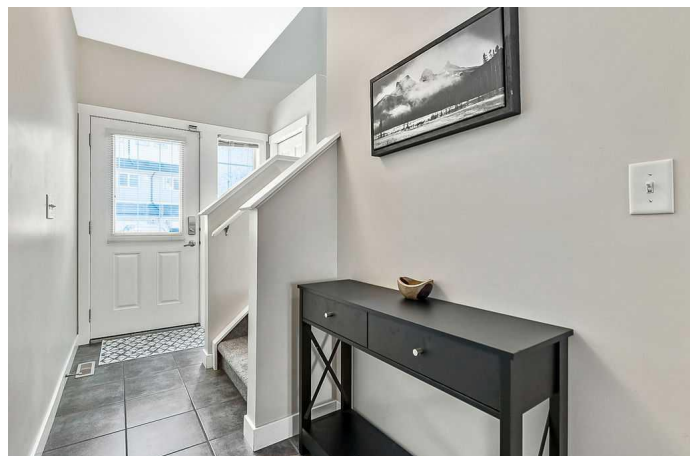
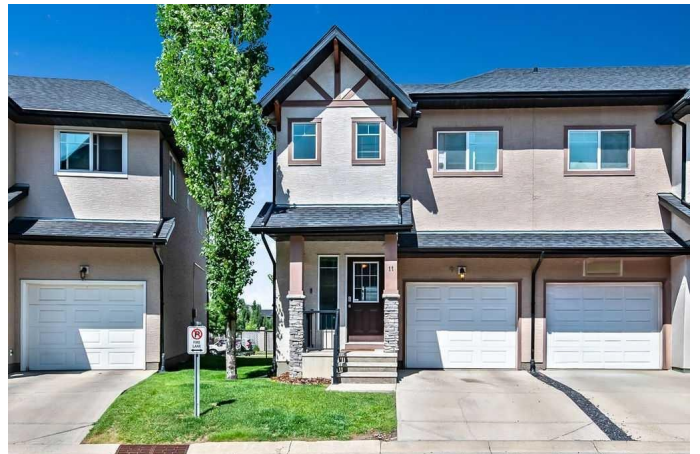
Come and enjoy and relax in this bright well kept, 3 bedroom 2 1/2 bath END UNIT townhouse style condo! The generous sized kitchen with a dining area and breakfast nook have been upgraded with tile and appealing vinyl plank flooring for a slick clean look on the main floor. The upper level has brand new quality carpet and underlay and upgraded vinyl plank flooring in the 3 bedrooms as well and offers a 4 piece bath and walk in closet off the primary bedroom! The laundry is conveniently located on the upper level as well, which is so appealing! The lower level is unfinished and is waiting for your own creative development ideas to further enhance this comfortable and affordable property. Step right into the single attached garage off the main hallway and avoid a cold wet vehicle on those blistary days! The location of this complex is excellent and is walking distance to several amenities, shopping, gym, walking paths and has a quick easy access to highway 7 for convenient traveling to Calgary and surrounding towns. This is a great opportunity for first time buyers to jump into the real estate market and enjoy the pleasures of home ownership! Come have a look today!

Built in 2008

## Essential Information

MLS® #                      A2240506

Price                        \$409,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,267         |
| Acres          | 0.04          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11 Cimarron Vista Gardens |
| Subdivision | Cimarron Vista            |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0G2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings                                                                 |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Playground                                        |
| Lot Description   | Few Trees, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |

|              |                 |
|--------------|-----------------|
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 34              |
| Zoning         | NC              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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