

# \$414,900 - 87 Cimarron Vista Gardens, Okotoks

MLS® #A2212463

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this bright and charming home, enhanced by brand new carpets, vinyl flooring, and fresh paint, situated in a desirable complex. This property features a front-attached garage and an extended driveway for additional parking. The kitchen is thoughtfully designed with ample cupboard and counter space, complemented by a spacious living room, dining area, breakfast bar, and a convenient two-piece main bath. The back door off the kitchen leads to a good-sized deck. The upper level features three spacious bedrooms, including a large master suite with a walk-in closet and a 4-piece ensuite, along with an additional 4-piece family bathroom. The unfinished basement presents excellent potential for future development or can serve as ample storage space. This property is conveniently located just minutes from essential amenities like Costco, Home Depot, Walmart, Winners, and Save-on-Foods, as well as nearby parks, schools, and bike paths. This is a fantastic opportunity for families, investors, or first-time buyers. Quick possession is available.

Built in 2008

## Essential Information

MLS® # A2212463

Price \$414,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.04          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 87 Cimarron Vista Gardens |
| Subdivision | Cimarron Vista            |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0G3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, Storage, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                              |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 17               |
| Zoning         | NC               |
| HOA Fees Freq. | MON              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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