

109 Cimarron Vista Crescent  
Okotoks, Alberta

MLS # A2261170



**\$659,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Cimarron Vista            |               |                   |
| <b>Type:</b>     | Residential/House         |               |                   |
| <b>Style:</b>    | 2 Storey                  |               |                   |
| <b>Size:</b>     | 1,920 sq.ft.              | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Pie Shaped Lot |               |                   |

|                    |                                                                                    |                   |    |
|--------------------|------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                                              | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |    |

**Inclusions:** TV mount in the great room

~Welcome Home~ this stunning two-storey home nestled in sought after Cimarron is situated on a pie lot with convenient alley-access. Offering 4 bedrooms, 3.5 bathrooms, and nearly 3000 SQFT of living this home is sure to impress. Link to video; <https://youtu.be/qsThU3LEWL0>. The thoughtful design of this space combines functionality, warmth, and style &mdash; ideal for growing families or those who love to entertain. The main floor features an open-concept with large sun-filled windows that bathe the home in natural light throughout the day. The heart of the home is the tastefully updated kitchen, featuring newly painted upper cabinets, stylish new hardware, a generous central island, an abundance of counter and cabinet space, and a convenient corner pantry. Just off the kitchen, the spacious great room offers a cozy gas fireplace, while the sunny dining area provides the perfect setting for both everyday meals and larger gatherings. Freshly painted and enhanced with charming board & batten wall detailing, the main level also includes a convenient 2-pc powder room and a functional laundry room with upper cabinets and a folding counter. Upstairs, you'll find four generously sized bedrooms, including an indulgent primary retreat with a luxurious 5-pc ensuite and a walk-in closet. Two of the additional bedrooms also feature walk-in closets, offering plenty of space for family or guests. A spacious 4-pc bathroom adds to the comfort and convenience on this level. The fully developed basement is a true standout &mdash; oversized windows flood the space with natural light, creating the feel of a walkout. This lower level includes a large recreation room, a 4-pc bathroom, and ample storage &mdash; ideal for movie nights, hobbies, or accommodating guests. Step outside to a beautifully maintained west backyard, perfect for soaking up the

afternoon sun. The oversized deck is an entertainer's dream &mdash; great for barbecues, family gatherings, or simply relaxing. The alley access with a gated entry makes trailer parking a breeze, offering both convenience and cost-saving storage. Double attached garage with loads of upper storage and low-maintenance landscaping complete the package. Located just minutes from schools, parks, walking and biking trails, and a wide range of amenities, this exceptional home checks all the boxes! \*\*Notable updates include: (2019) roof, (last 4 years) Painted upper kitchen cabinets and new cabinet hardware, Fresh paint on the main floor, Added board and batten wall detailing, New stove\*\*