

**33 Cimarron Vista Gardens
Okotoks, Alberta**

MLS # A2263043



\$389,000

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Amazing location — walk to Costco, GoodLife, Home Depot, Winners, schools, restaurants, and scenic walking paths, with easy highway access! This FRESHLY PAINTED this townhouse features NEW FLOORING throughout. The bright, open-concept main floor offers a spacious living room, kitchen with eating bar, dining area, and a convenient 2-piece bath. Step out to the east-facing deck with a gas BBQ hookup, perfect for morning coffee or evening relaxation. Upstairs includes a large primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms, upper laundry, and a 4-piece main bath. The undeveloped basement has a bathroom rough-in and room to grow. Complete with an oversized single attached garage, driveway parking, and visitor stalls nearby, this home is perfect for first-time buyers or downsizers alike!