

184 Cimarron Vista Way  
Okotoks, Alberta

MLS # A2277815



**\$725,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cimarron Vista   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,990 sq.ft.   | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Heated Garage, Single Garage De |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |    |

**Inclusions:** TV Wall Mounts, Shed, Baby Gates, sconces beside primary bed, Speakers in bonus room, Built in cabinets in kitchen

\*OPEN HOUSE SATURDAY 12-2PM\* It's not often a single home checks this many boxes &mdash; fully finished WALK-OUT basement, A/C, turf backyard, double attached garage with 220V power, ANDDD a heated single detached garage (15W x 21L x 12H) with alley access. Perfect for extra storage, a man cave, workshop, or she-shed. Step inside and you're immediately greeted by an abundance of natural light flooding the main floor. The kitchen features two-tone cabinetry, a pantry, stainless steel appliances, and a massive island with built-in seating and countertop power, plus direct access to the rear deck. The open-concept layout flows seamlessly into the living room, anchored by a cozy gas fireplace &mdash; ideal for everyday living and entertaining. Upstairs is where this home really shines. The spacious primary bedroom offers a functional ensuite with double vanity, soaker tub, and glass shower. The walk-in closet connects directly to the laundry room for next-level convenience. A bonus room separates the primary from the two additional bedrooms and full bathroom, creating a layout that just makes sense. The fully finished walk-out basement adds even more living space with a third full bathroom, large family room with wet bar, generous storage, and direct access to the backyard &mdash; complete with turf, dog run, and the detached heated garage. Located right across from park/green space, and minutes to amenities like Costco, Home Depot and Save On Foods - this one is hard to beat!