

# \$419,900 - 87 Cimarron Vista Gardens, Okotoks

MLS® #A2212463

**\$419,900**

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	\$419,900
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	7
Zoning	NC
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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