

324 Cimarron Vista Way
Okotoks, Alberta

MLS # A2223315



\$549,900

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: blinds, shed

Welcome to 324 Cimarron Vista Way — a thoughtfully designed 2-storey home with a functional and inviting main floor. Step from the cozy front porch into a spacious front entry with double closets and sleek tile flooring, offering plenty of room for coats and shoes. The front living room is bright and airy with large windows, a cozy fireplace, and a comfortable layout perfect for relaxing or entertaining. Nine foot ceilings and dark hardwood flows through to the open-concept kitchen and dining area, where rich espresso cabinetry, granite countertops, a large island, and eye-catching mosaic backsplash create a polished and modern space. Stainless steel appliances including gas range and fridge with water & icemaker, and stylish lighting complete the kitchen. Just off the dining area, you'll find easy access to the backyard and a tucked-away powder room for guests. Upstairs offers a family-friendly layout with three spacious bedrooms and two full bathrooms. The primary suite features a walk-in closet and a private ensuite complete with a deep soaker tub, separate shower, and large vanity with plenty of counter space. Down the hall, two additional bedrooms share a bright 4-piece bathroom and offer ample space for kids, guests, or a home office. Basement is fully finished with a large room suitable for office or family room and a 4th bedroom with its own 4 piece ensuite. West facing backyard is fenced and offers both a deck and stone patio. Gravel pad accommodates 2 cars and a shed. Home is equipped with Omnisshield safety system featuring smoke, CO, heat and flood alerts. (No contract required)