

316 Cimarron Vista
Okotoks, Alberta

MLS # A2227754



\$555,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Standin Air cond unit, Shed, Kitchen pantry unit, Tire rack, Basement freezer, Toilet storage unit(2), TV wall Bracket(bracket only)

Step into this well maintained, move-in ready 3-bedroom, 2 $\frac{1}{2}$ -bath detached home with a double-attached garage, in a highly sought-after, family-oriented neighborhood just steps from schools, shops, parks, and walking trails. The open-concept main floor boasts bright, freshly painted walls and brand-new living room carpeting that complement the cozy gas fireplace, flowing effortlessly into the adjoining dining and kitchen spaces, with a convenient main-floor powder room. Upstairs, your primary suite awaits, while two additional bedrooms share a well-appointed Jack-and-Jill 4-piece bathroom—an ideal setup for families or guests. The unspoiled basement provides a blank canvas for future development, perfect for recreation, storage, or customization. The thoughtful design culminates in a lovely WEST-facing backyard: enjoy a private deck that welcomes morning sunlight and offers a peaceful setting for coffee, gardening, or summer barbecues—surrounded by mature landscaping. Don't miss your chance to own this turnkey beauty—schedule your private showing today!