

119 Cimarron Vista Crescent  
Okotoks, Alberta

MLS # A2198824



**\$718,900**

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,952 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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OVER 2600sqft OF LIVING SPACE. From top to bottom, this home has been thoughtfully renovated including new flooring and carpet, fresh paint throughout and an enhanced kitchen with new stainless steel appliances. The bathrooms and bedrooms have all received stylish upgrades and improvements, providing a fresh feel. The main floor features an open-concept great room, ideal for family gatherings and entertaining. The kitchen boasts a central island with seating and a dining area, all complemented by plenty of cabinetry and a pantry for ample storage. Upstairs has a large bonus room that offers a dedicated space to relax, watch TV, or enjoy games. The master retreat is an impressive size, capable of accommodating king-sized furniture and includes a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room complete this floor. The fully developed basement features a cozy bedroom, a spacious lounge area, and a modern 3-piece bathroom, making it perfect for use as an office, a guest suite, or additional living space for the family. Step outside to your sunny south-facing backyard, complete with a durable composite deck, privacy walls on each end and a spacious yard providing plenty of room for gardening, play, and relaxation.