



GRASSROOTS
REALTY GROUP

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11 Cimarron Vista Gardens Okotoks, Alberta

MLS # A2240506



\$389,000

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings		

Inclusions: N/A

EXCELLENT VALUE! PRICE REDUCED! Come and enjoy and relax in this bright well kept, 3 bedroom 2 1/2 bath END UNIT townhouse style condo! The generous sized kitchen with a dining area and breakfast nook have been upgraded with tile and appealing vinyl plank flooring for a slick clean look on the main floor. The upper level has brand new quality carpet and underlay and upgraded vinyl plank flooring in the 3 bedrooms as well and offers a 4 piece bath and walk in closet off the primary bedroom! The laundry is conveniently located on the upper level as well, which is so appealing! The lower level is unfinished and is waiting for your own creative development ideas to further enhance this comfortable and affordable property. Step right into the single attached garage off the main hallway and avoid a cold wet vehicle on those blistary days! The location of this complex is excellent and is walking distance to several amenities, shopping, gym, walking paths and has a quick easy access to highway 7 for convenient traveling to Calgary and surrounding towns. This is a great opportunity for first time buyers to jump into the real estate market and enjoy the pleasures of home ownership! Come have a look today!