



GRASSROOTS
REALTY GROUP

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54 Cimarron Vista Gardens Okotoks, Alberta

MLS # A2248325



\$432,500

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 363

LLD: -

Zoning: NC

Utilities: -

Inclusions: None

Welcome to this fabulous end unit, 3 bedroom, 2.5 bathroom home with a double car garage and vinyl plank flooring throughout! This well-maintained and move-in-ready townhome is in the popular neighborhood of Cimarron and is just a quick walk to shopping, walking paths and the sheep river. As you step into the home you are greeted by high ceilings, gorgeous flooring and a bright and inviting living room - perfect for relaxing after a long day. The second floor features a great kitchen with central island and lots of counterspace, a spacious dining area or step outside onto your south facing balcony for a BBQ. Completing this level is a 2pc bathroom and the laundry with a washer/dryer. This spacious home features three large bedrooms upstairs, including a primary suite with a 4 pc ensuite, and an additional 4pc bathroom upstairs to cater to all of your family's needs. On the lower level is easy access to your attached double garage, and there is a partially finished additional family room downstairs too! This home has been upgraded with VINYL PLANK FLOORING throughout. This great townhome combines modern style with low-maintenance convenience. The home faces onto the park in the complex and just a few steps away is a playground. Located close to shopping and walking paths, this is a fantastic opportunity to own a home in a desirable complex with excellent amenities nearby. View 3D tour.