



GRASSROOTS
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**109 Cimarron Vista Crescent
Okotoks, Alberta**

MLS # A2261170



\$659,900

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV mount in the great room

~Welcome Home~ this stunning two-storey home nestled in sought after Cimarron is situated on a pie lot with convenient alley-access. Offering 4 bedrooms, 3.5 bathrooms, and nearly 3000 SQFT of living this home is sure to impress. Link to video; <https://youtu.be/qsThU3LEWL0>. The thoughtful design of this space combines functionality, warmth, and style — ideal for growing families or those who love to entertain. The main floor features an open-concept with large sun-filled windows that bathe the home in natural light throughout the day. The heart of the home is the tastefully updated kitchen, featuring newly painted upper cabinets, stylish new hardware, a generous central island, an abundance of counter and cabinet space, and a convenient corner pantry. Just off the kitchen, the spacious great room offers a cozy gas fireplace, while the sunny dining area provides the perfect setting for both everyday meals and larger gatherings. Freshly painted and enhanced with charming board & batten wall detailing, the main level also includes a convenient 2-pc powder room and a functional laundry room with upper cabinets and a folding counter. Upstairs, you'll find four generously sized bedrooms, including an indulgent primary retreat with a luxurious 5-pc ensuite and a walk-in closet. Two of the additional bedrooms also feature walk-in closets, offering plenty of space for family or guests. A spacious 4-pc bathroom adds to the comfort and convenience on this level. The fully developed basement is a true standout — oversized windows flood the space with natural light, creating the feel of a walkout. This lower level includes a large recreation room, a 4-pc bathroom, and ample storage — ideal for movie nights, hobbies, or accommodating guests. Step outside to a beautifully maintained west backyard, perfect for soaking up the

afternoon sun. The oversized deck is an entertainer's dream — great for barbecues, family gatherings, or simply relaxing. The alley access with a gated entry makes trailer parking a breeze, offering both convenience and cost-saving storage. Double attached garage with loads of upper storage and low-maintenance landscaping complete the package. Located just minutes from schools, parks, walking and biking trails, and a wide range of amenities, this exceptional home checks all the boxes! **Notable updates include: (2019) roof, (last 4 years) Painted upper kitchen cabinets and new cabinet hardware, Fresh paint on the main floor, Added board and batten wall detailing, New stove**