



**GRASSROOTS**  
REALTY GROUP

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## 33 Cimarron Vista Gardens Okotoks, Alberta

**MLS # A2263043**

**\$389,000**



<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Amazing location &mdash; walk to Costco, GoodLife, Home Depot, Winners, schools, restaurants, and scenic walking paths, with easy highway access! This FRESHLY PAINTED this townhouse features NEW FLOORING throughout. The bright, open-concept main floor offers a spacious living room, kitchen with eating bar, dining area, and a convenient 2-piece bath. Step out to the east-facing deck with a gas BBQ hookup, perfect for morning coffee or evening relaxation. Upstairs includes a large primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms, upper laundry, and a 4-piece main bath. The undeveloped basement has a bathroom rough-in and room to grow. Complete with an oversized single attached garage, driveway parking, and visitor stalls nearby, this home is perfect for first-time buyers or downsizers alike!