



GRASSROOTS
REALTY GROUP

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184 Cimarron Vista Way
Okotoks, Alberta

MLS # A2277815



\$725,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Single Garage De		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: TV Wall Mounts, Shed, Baby Gates, sconces beside primary bed, Speakers in bonus room, Built in cabinets in kitchen

It's not often a single home checks this many boxes — fully finished WALK-OUT basement, A/C, turf backyard, double attached garage with 220V power, ANDDD a heated single detached garage (15W x 21L x 12H) with alley access. Perfect for extra storage, a man cave, workshop, or she-shed. Step inside and you're immediately greeted by an abundance of natural light flooding the main floor. The kitchen features two-tone cabinetry, a pantry, stainless steel appliances, and a massive island with built-in seating and countertop power, plus direct access to the rear deck. The open-concept layout flows seamlessly into the living room, anchored by a cozy gas fireplace — ideal for everyday living and entertaining. Upstairs is where this home really shines. The spacious primary bedroom offers a functional ensuite with double vanity, soaker tub, and glass shower. The walk-in closet connects directly to the laundry room for next-level convenience. A bonus room separates the primary from the two additional bedrooms and full bathroom, creating a layout that just makes sense. The fully finished walk-out basement adds even more living space with a third full bathroom, large family room with wet bar, generous storage, and direct access to the backyard — complete with turf, dog run, and the detached heated garage. Located right across from park/green space, and minutes to amenities like Costco, Home Depot and Save On Foods - this one is hard to beat!