



GRASSROOTS
REALTY GROUP

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**237 Cimarron Vista Way
Okotoks, Alberta**

MLS # A2278750



\$685,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Gentle Sloping, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator (Basement), Washer and Dryer (Basement)

Welcome to this stunning 2,140 sq. ft. detached two-storey home located on a quiet street in the desirable community of Cimarron Vista in Okotoks. Boasting exceptional curb appeal, the exterior features elegant stone accents paired with contemporary colours and design details that immediately impress. Inside, the home offers 4 bedrooms and 3.5 bathrooms, thoughtfully designed for both comfort and functionality. The primary suite is a true retreat, featuring a spacious layout, walk-in closet, and a luxurious 5-piece ensuite with dual vanities and a relaxing soaker tub. Two additional generously sized bedrooms upstairs each include their own walk-in closets. The upper level is completed by a bright and spacious bonus room with built-in storage and a dedicated upper laundry room. The main floor showcases an open-concept layout with beautiful maple hardwood flooring throughout. The chef's kitchen is equipped with stainless steel appliances, including a professional-grade stand-up refrigerator and freezer, a large central island, walk-through butler's pantry, and stone backsplash. Recessed lighting, contemporary light fixtures, and fresh white paint enhance the light and airy feel of the home. The living area is anchored by a gas fireplace with a sleek tile surround and wood mantle, while the large open foyer, elegant maple bannisters, and a convenient office nook off the kitchen add both style and practicality. The fully finished basement offers incredible flexibility with a separate living space that includes a large bedroom, 4-piece bathroom, cozy family room, wet bar/kitchenette, and its own laundry area—ideal for older children, guests, or multi-generational living. Enjoy the south-facing backyard with a brand-new deck and no rear neighbours, perfect for outdoor entertaining and relaxing in the sun. Ideally located close to excellent

schools, parks, playgrounds, the Sheep River and pathway system, as well as restaurants and shopping, this home truly offers the best of family living in Okotoks.