



GRASSROOTS
REALTY GROUP

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54 Cimarron Vista Gardens Okotoks, Alberta

MLS # A2283936



\$429,500

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	2008 (18 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

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 361

LLD: -

Zoning: NC

Utilities: -

Inclusions: N/A

Welcome to this fabulous end-unit townhome offering 3 bedrooms, 2.5 bathrooms, and an attached double garage in the popular community of Cimarron. Beautifully maintained and truly move-in ready, this home features vinyl plank flooring throughout and an ideal layout for everyday living. The main level welcomes you with soaring ceilings, stylish flooring, and a bright, inviting living room—perfect for relaxing at the end of the day. Upstairs, you’ll find a well-designed kitchen with a central island and ample counter space, a spacious dining area, and access to a south-facing balcony—ideal for BBQs and enjoying the sunshine. This level is completed by a convenient 2-piece powder room and laundry with washer and dryer. The upper level offers three generous bedrooms, including a primary suite with a 4-piece ensuite, plus an additional 4-piece main bathroom to accommodate family and guests. On the lower level, enjoy easy access to the attached double garage, along with a partially finished family room offering extra flexible living space. This home faces onto the park within the complex, with a playground just steps away. Ideally located within walking distance to shopping, walking paths, and the Sheep River, this is an excellent opportunity to own a stylish, low-maintenance home in a desirable complex. View the 3D tour!