



**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 Re		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		
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!