



**273 Cimarron Vista Court
Okotoks, Alberta**

MLS # A2295126

\$625,000



Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Pergola, woodshed, wall mount above fireplace, dining room shelves, electric heater in garage

Welcome to this stunning two-storey home on a family friendly cul-de-sac in the highly desirable community of Cimarron - Offering a perfect blend of style, space, and functionality, this home is ideal for families looking for comfort and versatility. The main floor features 9-foot ceilings and newer vinyl flooring throughout, creating a bright and modern living space. The large living room is filled with natural light and flows seamlessly through patio doors to a massive southeast-facing backyard, perfect for entertaining, summer fun, or relaxing in privacy. Upstairs, you’ll find a large front bonus room, two additional bedrooms, and a full 4-piece bathroom. The primary bedroom includes a walk-in closet and a 5-piece ensuite with a luxurious soaker tub — your own private retreat. The basement is undeveloped, ready for your personal vision, whether it be extra living space, a home gym, or additional value. Additional features include a double attached garage, spacious yard, and a location that backs onto the pathway, giving you added privacy on one side. Located close to schools, parks, shopping, and amenities, this home offers a rare combination of space, functionality, and lifestyle in Cimarron.