



**9 Cimarron Vista Gardens  
Okotoks, Alberta**

**MLS # A2299737**



**\$409,990**

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Exceptional Location | Move-In Ready | Fully Finished Basement Ideally situated within walking distance to major amenities including shopping, fitness centres, restaurants, schools, and scenic walking paths, with quick and convenient access to main roadways, this beautifully updated townhouse offers both comfort and convenience. Recently refreshed with new paint and upgraded flooring throughout, the bright and functional main level features an open-concept layout, including a spacious living room, well-appointed kitchen with eating bar, dedicated dining area, and a convenient 2-piece powder room. Step outside to the east-facing deck with gas BBQ hookup, perfect for enjoying morning sun or relaxing evenings. The upper level boasts a generous primary bedroom complete with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and upper-level laundry provide excellent practicality for families or investors. The fully finished basement expands the living space, offering flexibility for a recreation area, home office, or guest space. Additional highlights include an oversized single attached garage, driveway parking, and nearby visitor parking. With approximately 1,500 sq. ft. of total developed living space, this home is an excellent opportunity for first-time buyers, downsizer or investors seeking a well-located, low-maintenance property.