



**102 Cimarron Vista Crescent
Okotoks, Alberta**

MLS # A2302943



\$711,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelving Attached - in living room, bedroom upstairs

Welcome to this beautifully maintained family home, offering a bright and functional open-concept layout designed for modern living. The main floor features hardwood flooring and large windows that fill the space with natural light. The spacious living room is anchored by a cozy gas fireplace, while the adjacent dining area provides direct access to the backyard—perfect for everyday living and entertaining. The thoughtfully designed kitchen is ideal for families, complete with stainless steel appliances, ample counter space, a central island, and a convenient walk-through pantry. The boot room off the attached garage connects to a 2-piece powder room and pantry, making unloading groceries effortless. The oversized attached garage is heated and features extra-high ceilings with built-in storage racks, offering excellent functionality and additional space for organization. Upstairs, you’ll find three generously sized bedrooms, a full 4-piece bathroom, and a large bonus room—perfect as a play area, home office, or additional family space. The primary suite is a true retreat, impressively sized to accommodate a private sitting area, and complete with its own cozy gas fireplace. The luxurious ensuite includes a soaker tub, double vanities, a separate shower, and a walk-in closet. The upper-level laundry room adds convenience, offering countertop space and drying racks. The fully finished basement expands your living space with a fourth bedroom, full bathroom, family room, and a versatile den—with potential to be converted into a fifth bedroom if desired. Step outside to enjoy the spacious east-facing backyard—ideal for morning coffee and quality family time—with the added benefit of rear alley access. Located within walking distance to schools, parks, and pathways, and just minutes from shopping and amenities, this home also

offers easy access to Calgary, making it a great option for commuters. A wonderful place to call home—book your showing today!