



**71 Cimarron Vista Gardens  
Okotoks, Alberta**

**MLS # A2303911**



**\$422,000**

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 358

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco

**Zoning:** NC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows

**Inclusions:** Kitchen Island

Welcome to your new home in Cimarron, Okotoks! Tucked away in a peaceful complex, this inviting 3 bedroom, 3 bathroom townhome offers a warm and welcoming atmosphere. Step inside to find a comfortable living space, ideal for relaxing evenings or casual get-togethers with loved ones. The practical kitchen is equipped with everything you need, including modern appliances, large kitchen island and ample cabinet space. Upstairs, three bedrooms provide plenty of space for the whole family. The master bedroom features its own ensuite bathroom for added convenience. Downstairs, the fully finished basement offers versatility and extra room for storage or hobbies, ensuring there's space for everyone to enjoy. With a single attached garage, parking is a breeze, providing both convenience and peace of mind. Outside is a newly updated deck, perfect for enjoying your morning coffee or soaking up the sun on lazy afternoons. Conveniently located near walking paths, shopping, and amenities, this townhome offers the perfect blend of tranquility and accessibility. Furnace has been upgraded in 2023, Dishwasher is newer. Don't miss out on this opportunity to make this charming townhome yours &ndash; schedule a viewing today!