



**259 Cimarron Vista Court
Okotoks, Alberta**

MLS # A2134743



\$725,000

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,497 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1 N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

The curb appeal of this home and its oversized driveway gives it a truly stately appearance. As you enter the home this continues as you are greeted by a large front foyer and hardwood floors that leads to the open kitchen with large island and quartz countertop. A nice big mudroom off the garage also provides for convenient and easy access to entering the home with lots of storage for jackets, shoes, boots and all the accessories we all need when living in Alberta. All stainless steel appliances in the kitchen that also offers a terrific pantry. The large south facing kitchen offers plenty of natural light from the nice big windows. Whether its an informal gathering around the kitchen island or a more formal dinner, there is more than ample space for everyone. The gas fireplace in the open concept living room always helps create the ambiance you're looking to achieve. The large composite back deck and concrete patio off of the kitchen is also perfect for having friends and family over for a bbq or special get together. A big backyard makes for a variety of options to suit your needs. As you continue upstairs the size of this home is apparent as it features a very large bonus room that will provide for amazing family movie nights, sharing sporting events on your large tv, or maybe hosting an Academy Awards party. Plenty of space for your popcorn maker. Whatever it might be you will have loads of room to entertain. The master bedroom offers a relaxing ensuite bathroom and large walk in closet. Light some candles and chill out in your soaker tub. The basement features 8 foot ceilings, with big windows to let the sunlight in, and it's also prepared for development with rough in available. A high quality water system is also located in the basement. The location of this property gives you access to almost every amenity you could ever need. Whether it be Costco, Home

Depot, the famous Okotoks Dawgs Baseball Stadium, the walking paths of the Sheep River, and quick access to Kananaskis County. This home offers you so much and its exciting to have it come available for sale in this extremely tight market.