



GRASSROOTS
REALTY GROUP

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151 Cimarron Vista Crescent Okotoks, Alberta

MLS # A2209006



\$699,900

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Refrigerator in Garage		

Welcome to 151 Cimarron Vista Crescent – A Perfect Blend of Comfort, Style, and Location! This stunning 2-storey home in the heart of family-friendly Okotoks offers 1,928 sqft of thoughtfully designed living space, perfect for growing families or those looking to settle into a peaceful community with urban conveniences close at hand. Step inside to an inviting open-concept main floor featuring rich hardwood flooring, large windows that flood the space with natural light, and a spacious living and dining area ideal for entertaining. The heart of the home is the modern kitchen, complete with granite countertops, a sleek kitchen island, and ample cabinet space – perfect for the home chef! Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite bathroom. A spacious bonus room on the upper level offers the perfect spot for a playroom, home office, or cozy movie nights. The upper level features plush carpeting for added comfort and warmth, while all bathrooms are finished with easy-to-maintain ceramic tile. Enjoy the convenience of a double attached garage, and dream up future plans for the unfinished basement, offering potential for additional living space, a gym, or a home theatre. Located in a desirable neighborhood with parks, schools, and shopping just minutes away, this is a fantastic opportunity to make a beautiful, move-in-ready home your own.