

# \$419,000 - 7 Cimarron Vista Gardens, Okotoks

MLS® #A2209066

**\$419,000**

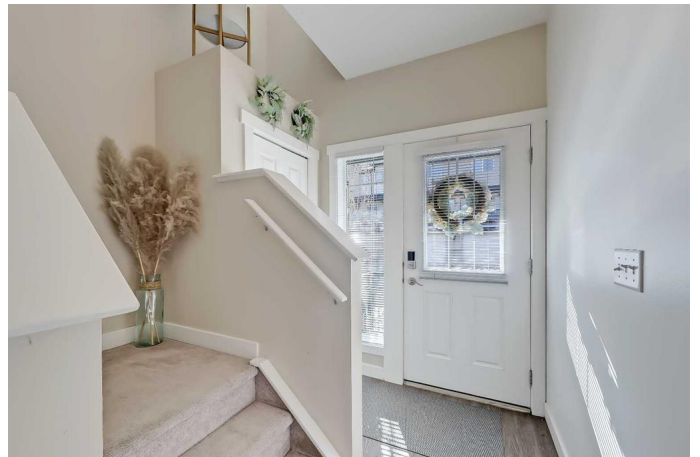
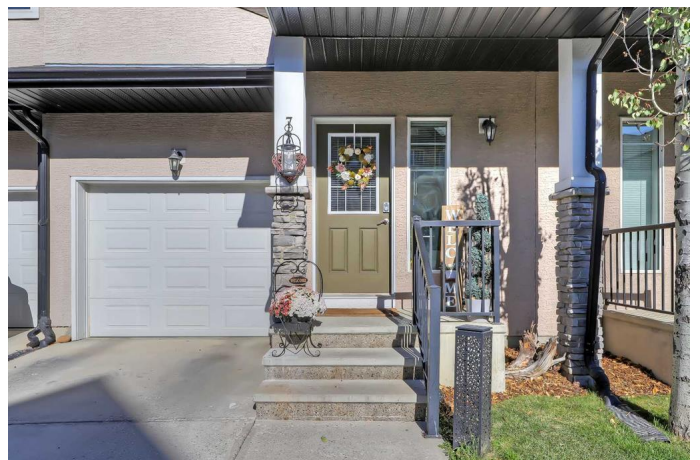
3 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

**GORGEOUS 3 BEDROOM HOME |  
ATTACHED GARAGE WITH DRIVEWAY |  
WALKING DISTANCE TO AMENITIES!**

This absolutely beautifully maintained rowhouse has an excellent location within the community and is easy walking distance to an abundance of amenities including a playground right in the complex, numerous schools and sports fields, the pathways around Cimarron Pond and Sheep River, and the numerous retail shops, services and restaurants at Southbank Shopping Centre are literally just around the corner. This family-friendly community also boasts quick access to the main thoroughfares for quick access in and out of town on Cimarron BLVD and Highways 2, 2A and 7.

This unit has a very bright and functional layout with plenty of living space and storage. Upon entering you are greeted by a spacious entryway with access to the upper and lower levels as well as the fully insulated and drywalled 18' x 10' attached garage. The main level features a half bathroom and a wonderfully comfortable living room that has a lovely custom barn board feature wall with an electric fireplace. The dining room is adjacent to the kitchen and provides access to the generous 13' x 7' deck, perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The kitchen is the heart of



the home and offers an ample amount of cabinet, counter and cupboard space, a full black appliance package, double sink and a huge peninsula with a sit up breakfast bar.

The upper level has a large storage/linen closet at the top of the stairs, a smart laundry closet in the hall, main 4-piece bathroom and 3 good-sized bedrooms including the primary suite with an impressive walk-in closet and a full 4-piece ensuite bathroom. The unfinished basement provides loads of storage and has great potential for future development as a gym/exercise area, recreation/games room, kidsâ€™™ playroom or even a home theatre!

The list of upgrades and additional features includes 9â€™™ ceilings on the main level, luxury vinyl plank flooring, upgraded lighting fixtures and black cabinet hardware throughout, newer washer (2020) and high efficiency furnace (2023), built-in storage shelf in the garage, front driveway for additional parking, visitor parking nearby, on-site playground and more. Welcome Home.

Built in 2008

**Essential Information**

MLS® #	A2209066
Price	\$419,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 7 Cimarron Vista Gardens  
Subdivision Cimarron Vista  
City Okotoks  
County Foothills County  
Province Alberta  
Postal Code T1S 0G2

### Amenities

Amenities Playground, Visitor Parking  
Parking Spaces 2  
Parking Garage Door Opener, Garage Faces Front, Single Garage Attached, Driveway  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Electric, Other  
# of Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Playground  
Lot Description Landscaped, No Neighbours Behind, Street Lighting, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 24th, 2025

Days on Market	11
Zoning	NC

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.