

\$559,000 - 322 Cimarron Vista Way, Okotoks

MLS® #A2223733

\$559,000

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.08 Acres

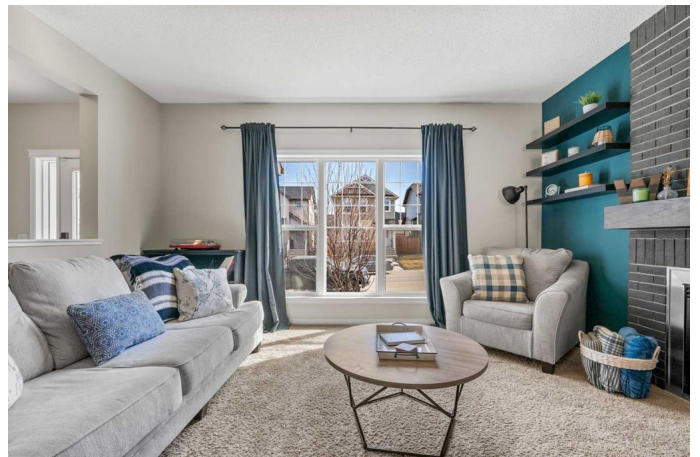
Cimarron, Okotoks, Alberta

*** CANCELLED: Saturday May 24 from 1:00-3:00! *** Welcome to this charming 4 bedroom, 4 bathroom home with a developed basement, located in the desirable community of Cimarron in Okotoks. This inviting property offers a wonderful blend of comfort, functionality, and style perfect for families of all sizes.

Walking in, you're welcomed by a cozy living room featuring large windows that flood the space with natural light. Toward the back of the home, you'll discover the kitchen and dining area, truly the heart of the home. The kitchen is equipped with stainless steel appliances, granite countertops, a pantry and a central island that makes meal preparation both easy and enjoyable. With its open-concept design, the kitchen flows effortlessly into the dining room, creating a warm and inviting space for everyday meals or entertaining guests.

Step outside and you'll find a NEWLY built wood deck, ideal for summer barbecues or relaxing with your morning coffee. The backyard also features a BRAND NEW OVERSIZED HEATED DETACHED GARAGE including 10 foot walls, a 9 foot garage door, 220 voltage electrical circuit with radiant heating! Providing ample space for vehicles, storage, or hobbies.

Upstairs, the primary suite offers a peaceful retreat, complete with large windows, a



spacious walk-in closet, and a private 4 piece ensuite bathroom, perfect for unwinding at the end of the day. Two additional generously sized bedrooms and another full 4 piece bathroom complete the upper level.

The fully developed basement offers even more living space, including a large recreation room thatâ€™s perfect for movie nights, game days, or a home gym. This level also includes a well-placed laundry room, an additional bedroom, a separate storage room and a convenient 2 piece bathroom â€“ ideal for guests or older children.

Situated in one of Okotoksâ€™ most sought after neighborhoods, this home is close to top-rated schools, beautiful parks, restaurants, and a variety of shopping options. Whether youâ€™re a growing family or simply looking for a place to call home, this property is an incredible opportunity.

Donâ€™t miss your chance to make this beautiful home yours! Schedule your showing today!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223733 |
| Price | \$559,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,530 |
| Acres | 0.08 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 322 Cimarron Vista Way |
| Subdivision | Cimarron |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S0J6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 2 |

Zoning TN

Listing Details

Listing Office eXp Realty

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