

# \$625,000 - 271 Cimarron Vista Court, Okotoks

MLS® #A2213864

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,902 sqft

Residential on 0.24 Acres

Cimarron Vista, Okotoks, Alberta

Rare Find in Cimarron!!! Huge Lot on a Quiet Cul-de-Sac!

This charming 3 bedroom, 2.5 bathroom home with double-attached garage is tucked away on a family-friendly cul-de-sac in the heart of Cimarron and sits on an incredible 10,000+ sq ft lot, offering space, privacy, and endless potential.

The main floor features a welcoming layout with a spacious living room, kitchen with ample cabinet space and granite countertops, and a dining area that leads out to the expansive backyard, perfect for entertaining, gardening, or future projects. Upstairs, you'll find two generous bedrooms each equipped with a walk-in-closet and a spacious primary with a walk-in closet and private ensuite. Laundry is located upstairs for your convenience as well as a guest bathroom and a huge bonus room! The basement is ready for your finishing touch and offers a functional layout with large windows and a bathroom rough-in! With plenty of room to grow, build, or simply enjoy the outdoors, this oversized lot is a rare opportunity in an established, amenity-rich community. Close to schools, shopping, parks, and pathways—this is the perfect family home in an unbeatable location.



Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213864    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,902       |
| Acres          | 0.24        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 271 Cimarron Vista Court |
| Subdivision | Cimarron Vista           |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 0L5                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | TN               |

## Listing Details

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

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