

# \$665,000 - 291 Cimarron Vista Court, Okotoks

MLS® #A2220259

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,924 sqft

Residential on 0.13 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to the PERFECT FAMILY Home in the heart of Cimarron, one of Okotoks's™ most sought-after neighbourhoods - location, location, location! This well kept 4-bedroom, 4-bathroom, 1,923 SqFt, single-family home offers the perfect blend of spacious living space and family-friendly functionality, nestled on a quiet cul-de-sac with a large, spacious lot ideal for outdoor living.

Step inside to discover an open-concept main floor with an abundance of natural light, featuring hardwood floors, a cozy gas fireplace and a large kitchen that's™ sure to impress. The kitchen boasts stainless steel appliances, a large centre island, and ample, extra tall cabinetry—perfect for home chefs and entertaining guests. The adjacent dining area flows seamlessly into a bright living room, creating an inviting space for gatherings. Upstairs, the primary suite is a true retreat, complete with a walk-in closet, a 4-piece ensuite featuring a soaker tub and shower. Two additional bedrooms and Bonus Room offer plenty of space for kids, guests, or a home office, complemented by a second full bathroom. The fully finished, walk-out basement adds versatility with a spacious rec room, ideal for movie nights or a home gym, an additional bedroom, full 3-piece bathroom plus extra storage. The double-attached, insulated & drywalled garage provides ample parking, storage and access to the back yard with a man-door. Outside, the expansive



backyard is a private oasis, fully fenced with RV Parking, awesome shed with power and room for kids or pets to play, a large, full-width deck that has so much room for living space, dining space and a natural gas hook up for your BBQ.

Located just steps from parks, walking trails, and schools, this home is perfect for families seeking convenience and community charm. With easy access to Okotoks's vibrant downtown, shops and amenities, you'll love the lifestyle this location offers. This move-in-ready gem won't last long! Schedule your viewing today!

Built in 2012

### Essential Information

MLS® #	A2220259
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	291 Cimarron Vista Court
Subdivision	Cimarron Vista
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H2

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	TN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.