

# \$590,000 - 322 Cimarron Vista Way, Okotoks

MLS® #A2212922

**\$590,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.08 Acres

Cimarron, Okotoks, Alberta

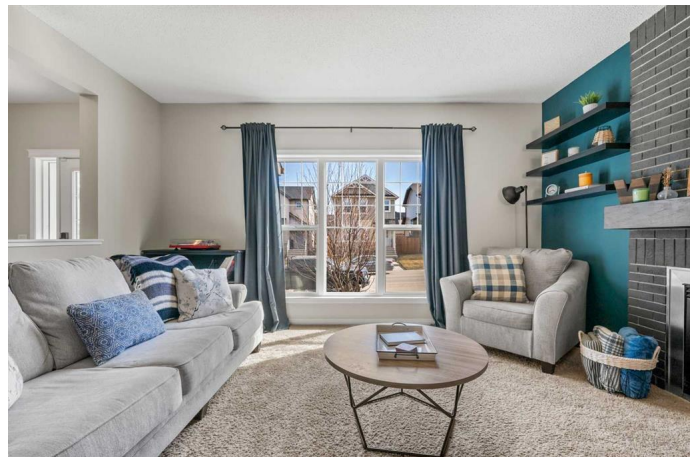
\*\*\* OPEN HOUSE Saturday, April 26

1:00pm-3:00pm \*\*\* 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 â€” 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 â€” 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 youâ€™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, 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 â€” 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 â€“ schedule your showing today!

Built in 2013

**Essential Information**

MLS® #	A2212922
Price	\$590,000
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	April 24th, 2025
Days on Market	8
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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