

# \$432,500 - 54 Cimarron Vista Gardens, Okotoks

MLS® #A2248325

**\$432,500**

3 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this fabulous end unit, 3 bedroom, 2.5 bathroom home with a double car garage and vinyl plank flooring throughout! This well-maintained and move-in-ready townhome is in the popular neighborhood of Cimarron and is just a quick walk to shopping, walking paths and the sheep river. As you step into the home you are greeted by high ceilings, gorgeous flooring and a bright and inviting living room - perfect for relaxing after a long day. The second floor features a great kitchen with central island and lots of counterspace, a spacious dining area or step outside onto your south facing balcony for a BBQ. Completing this level is a 2pc bathroom and the laundry with a washer/dryer. This spacious home features three large bedrooms upstairs, including a primary suite with a 4 pc ensuite, and an additional 4pc bathroom upstairs to cater to all of your family's needs. On the lower level is easy access to your attached double garage, and there is a partially finished additional family room downstairs too! This home has been upgraded with VINYL PLANK FLOORING throughout. This great townhome combines modern style with low-maintenance convenience. The home faces onto the park in the complex and just a few steps away is a playground. Located close to shopping and walking paths, this is a fantastic opportunity to own a home in a desirable complex with excellent amenities nearby. View 3D tour.

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248325      |
| Price          | \$432,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.04          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 54 Cimarron Vista Gardens |
| Subdivision | Cimarron Vista            |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0G2                   |

## Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Trash                                           |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Gravel Driveway |
| # of Garages   | 2                                                                                        |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                            |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 65                |
| Zoning         | NC                |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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