# \$384,900 - 11 Cimarron Vista Gardens, Okotoks

MLS® #A2240506

## \$384,900

3 Bedroom, 3.00 Bathroom, 1,267 sqft Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

DON'T MISS OUT NOW!!! EXCELLENT VALUE! PRICE REDUCED! Come and enjoy and relax in this bright well kept, 3 bedroom 2 1/2 bath END UNIT townhouse style condo! The generious sized kitchen with a dining area and breakfast nook have been upgraded with tile and appealing vinyl plank flooring for a slick clean look on the main floor. The upper level has brand new quality carpet and underlay and upgraded vinyl plank flooring in the 3 bedrooms as well and offers a 4 piece bath and walk in closet off the primary bedroom! The laundry is conveniently located on the upper level as well, which is so appealing!The lower level is unfinished and is waiting for your own creative developement ideas to further enhance this comfortable and affordable property. Step right into the single attached garage off the main hallway and avoid a cold wet vehicle on those blistary days! The location of this complex is excellent and is walking distance to several amenities, shopping, gym, walking paths and has a quick easy access to highway 7 for convenient traveling to Calgary and surrounding towns. This is a great opportunity for first time buyers to jump into the real estate market and enjoy the pleasures of home ownership! Come have a look today!







Built in 2008

#### **Essential Information**

MLS® # A2240506 Price \$384,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,267
Acres 0.04
Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 11 Cimarron Vista Gardens

Subdivision Cimarron Vista

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0G2

### **Amenities**

Amenities Playground

Parking Spaces 2

Parking Single Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings

Appliances Refrigerator, Dishwasher, Electric Range, Microwave Hood Fan,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Playground

Lot Description Few Trees, Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle Construction Stone, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed July 18th, 2025

Days on Market 109
Zoning NC

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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