

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

MLS® #A2212922

\$590,000

4 Bedroom, 4.00 Bathroom, 1,530 sqft
Residential on 0.08 Acres

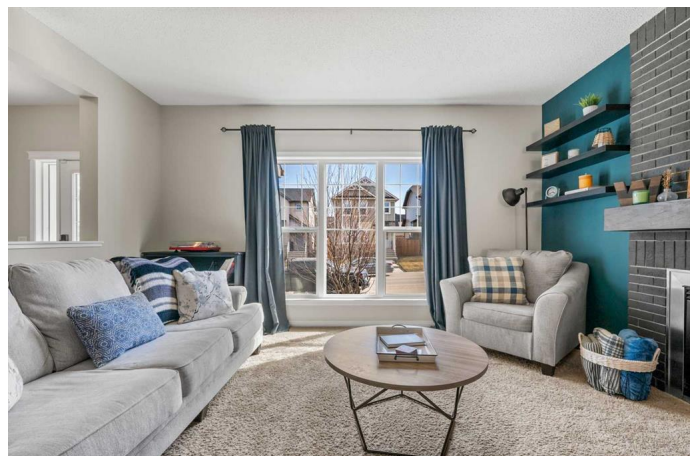
Cimarron, Okotoks, Alberta

*** 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 that'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 – ideal for guests or older children.

Situated in one of Okotoks' most sought-after neighborhoods, this home is close to top-rated schools, beautiful parks, restaurants, and a variety of shopping options. Whether you're a growing family or simply looking for a place to call home, this property is an incredible opportunity.

Don't miss your chance to make this beautiful home yours – 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
Zoning TN

Listing Details

Listing Office eXp Realty

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