

# \$418,000 - 11 Cimarron Vista Gardens, Okotoks

MLS® #A2240506

**\$418,000**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.04 Acres

Cimarron Vista, Okotoks, Alberta

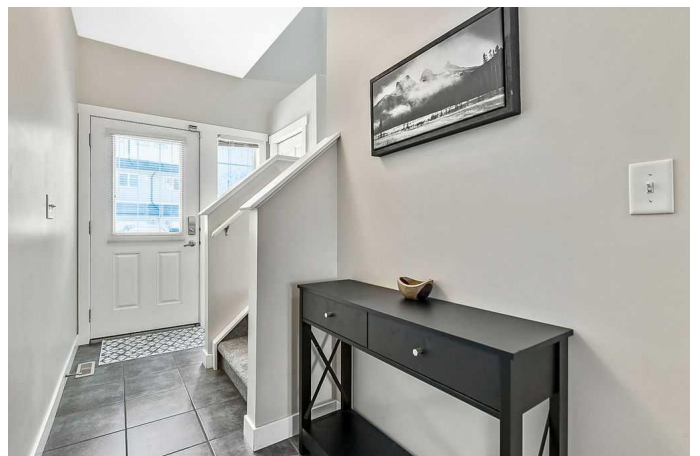
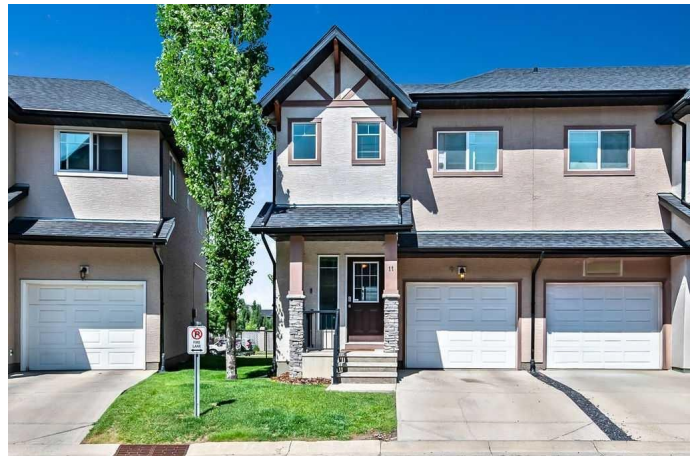
Come and enjoy and relax in this bright well kept, 3 bedroom 2 1/2 bath END UNIT townhouse style condo! The generous sized kitchen with a dining area and breakfast nook have been upgraded with tile and appealing vinyl plank flooring for a slick clean look on the main floor. The upper level has brand 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 development 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 \$418,000



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	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### 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
Zoning	NC

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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