

# \$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	35
Zoning	NC

### **Listing Details**

Listing Office	RE/MAX First
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