

# \$549,900 - 324 Cimarron Vista Way, Okotoks

MLS® #A2223315

**\$549,900**

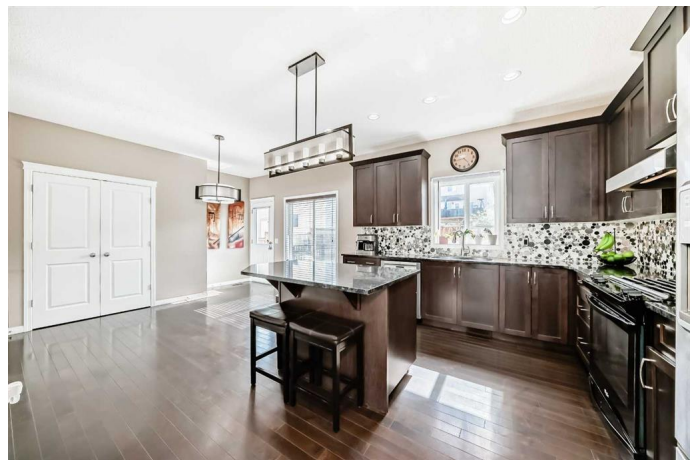
4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.08 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to 324 Cimarron Vista Way – a thoughtfully designed 2-storey home with a functional and inviting main floor.

Step from the cozy front porch into a spacious front entry with double closets and sleek tile flooring, offering plenty of room for coats and shoes. The front living room is bright and airy with large windows, a cozy fireplace, and a comfortable layout perfect for relaxing or entertaining. Nine foot ceilings and dark hardwood flows through to the open-concept kitchen and dining area, where rich espresso cabinetry, granite countertops, a large island, and eye-catching mosaic backsplash create a polished and modern space. Stainless steel appliances including gas range and fridge with water & icemaker, and stylish lighting complete the kitchen. Just off the dining area, you'll find easy access to the backyard and a tucked-away powder room for guests. Upstairs offers a family-friendly layout with three spacious bedrooms and two full bathrooms. The primary suite features a walk-in closet and a private ensuite complete with a deep soaker tub, separate shower, and large vanity with plenty of counter space. Down the hall, two additional bedrooms share a bright 4-piece bathroom and offer ample space for kids, guests, or a home office. Basement is fully finished with a large room suitable for office or family room and a 4th bedroom with its own 4 piece ensuite. West facing backyard is fenced and offers both a deck and stone patio. Gravel pad



accommodates 2 cars and a shed. Home is equipped with Omnishield safety system featuring smoke, CO, heat and flood alerts. (No contract required)

Built in 2013

### Essential Information

MLS® #	A2223315
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	324 Cimarron Vista Way
Subdivision	Cimarron Vista
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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