\$674,900 - 13 Cimarron Vista Circle, Okotoks

MLS® #A2228195

\$674,900

3 Bedroom, 3.00 Bathroom, 1,942 sqft Residential on 0.09 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this beautifully maintained family home in the highly sought-after community of Cimarron Vista in Okotoks. Ideally situated on a quiet circle with exceptional curb appeal, this move-in ready home offers an outstanding blend of comfort, function, and style. The main level features a modern kitchen with crisp white cabinetry, quartz countertops, stainless steel appliances, a central island with seating, and a large dining area that opens to a spacious deckâ€"perfect for summer BBQs and entertaining. The cozy living room is anchored by a gas fireplace, creating an inviting atmosphere to relax with family and friends. Upstairs, you'll find a large bonus room filled with natural lightâ€"ideal for a playroom, home office, or media space. The spacious primary suite includes a walk-in closet featuring a 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and an upper-floor laundry roomâ€"tucked behind a charming barn doorâ€"offer convenience and functionality for busy families. The fully finished walkout basement (with the exception of the bathroom, it is "roughed -in") offers a massive recreation room that can easily adapt to your lifestyle needsâ€"think home gym, theatre room, or quest retreat. Step outside to the covered patio featuring a private hot tubâ€"an oasis for year-round enjoyment. The landscaped backyard is fully fenced, offering privacy and room to play. Additional highlights include a double attached garage with wood







paneling and shelving, newly updated basement flooring, and serene views. Enjoy walking and biking trails, beautiful nearby parks, and the natural wetlands that make Cimarron Vista one of the most desirable neighborhoods in Okotoks. All this, just minutes from schools, shopping, restaurants, and more. This is the perfect home for families of all sizes—don't miss your chance to make it yours!

Built in 2007

Essential Information

MLS® # A2228195 Price \$674,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,942 Acres 0.09 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 13 Cimarron Vista Circle

Subdivision Cimarron Vista

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0B1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 13
Zoning TN

Listing Details

Listing Office RE/MAX House of Real Estate

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