

61 CIMARRON VISTA Gardens, Okotoks T1S 0G3

MLS®#: **A2167424** Area: **Cimarron Vista** Listing Date: **09/23/24** List Price: **\$425,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **1,647 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,305**
 Low Sqft:
 Ttl Sqft: **1,305**

DOM

58
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Other**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|---------------|----------------------|----------|----------------|
| Foyer | Main | 6`7" x 12`1" | Living Room | Second | 19`2" x 14`9" |
| 2pc Bathroom | Third | 5`0" x 5`5" | Dining Room | Third | 12`2" x 8`3" |
| Kitchen | Third | 12`2" x 9`8" | Laundry | Third | 2`10" x 5`5" |
| 4pc Bathroom | Level 4 | 7`6" x 5`6" | 4pc Ensuite bath | Level 4 | 7`9" x 5`6" |
| Bedroom | Level 4 | 9`11" x 12`7" | Bedroom | Level 4 | 8`11" x 13`9" |
| Bedroom - Primary | Level 4 | 11`1" x 12`0" | Game Room | Basement | 12`11" x 12`8" |
| Storage | Basement | 3`2" x 5`2" | Furnace/Utility Room | Basement | 5`7" x 12`5" |

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0715151**

Remarks

Pub Rmks: **Welcome to 61 Cimarron Vista Gardens, a lovely four-level split townhouse nestled in the heart of Okotoks. Built in 2007, this home offers a bright and airy feel, thanks to the numerous windows and high ceiling that let in plenty of natural light. The main living space is open and inviting, perfect for everything from cozy nights in to hosting friends and family. The finished basement is a great bonus, offering extra room for whatever you need—whether that's a home office, media room, or play area. The private deck is just the spot for morning coffee or summer barbecues. Located in a welcoming neighborhood, surrounded by parks, green spaces, and walking paths, this homes is the perfect blend of comfort and convenience. If you're looking for a home that feels warm, spacious, and close to everything, then this is it!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





