



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 CIMARRON VISTA Crescent, Okotoks T1S 0K2**

MLS® #: **A2198824**

Area: **Cimarron Vista**

Listing Date: **03/04/25**

List Price: **\$724,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Okotoks**

Year Built:

**2009**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,802 sqft**

Lot Shape:

Abv Sqft:

**1,952**

Low Sqft:

Ttl Sqft:

**1,952**

DOM

**45**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 22`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 3`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>11`2" x 6`7"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 12`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 12`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`2" x 16`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 10`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`1" x 9`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>14`7" x 17`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 14`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`11" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 13`8"</b>

3pc Bathroom

Basement

5`7" x 10`0"

Furnace/Utility Room

Basement

10`8" x 6`2"

Legal/Tax/Financial

Title:  
**Fee Simple**

Legal Desc:

Zoning:  
**TN**

0911354

Remarks

Pub Rmks:

**OVER 2600sqft OF LIVING SPACE. From top to bottom, this home has been thoughtfully renovated including new flooring and carpet, fresh paint throughout and an enhanced kitchen with new stainless steel appliances. The bathrooms and bedrooms have all received stylish upgrades and improvements, providing a fresh feel. The main floor features an open-concept great room, ideal for family gatherings and entertaining. The kitchen boasts a central island with seating and a dining area, all complemented by plenty of cabinetry and a pantry for ample storage. Upstairs has a large bonus room that offers a dedicated space to relax, watch TV, or enjoy games. The master retreat is an impressive size, capable of accommodating king-sized furniture and includes a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room complete this floor. The fully developed basement features a cozy bedroom, a spacious lounge area, and a modern 3-piece bathroom, making it perfect for use as an office, a guest suite, or additional living space for the family. Step outside to your sunny south-facing backyard, complete with a durable composite deck, privacy walls on each end and a spacious yard providing plenty of room for gardening, play, and relaxation.**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Landan Real Estate**

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















