

# \$399,900 - 13 Cimarron Vista Gardens, Okotoks

MLS® #A2159657

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,287 sqft  
Residential on 0.03 Acres

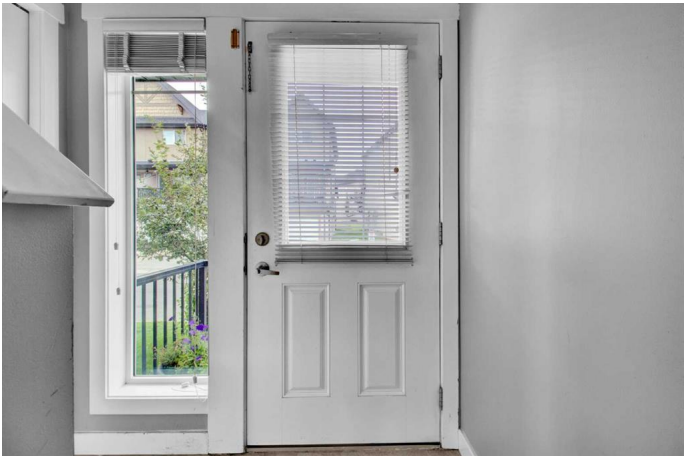
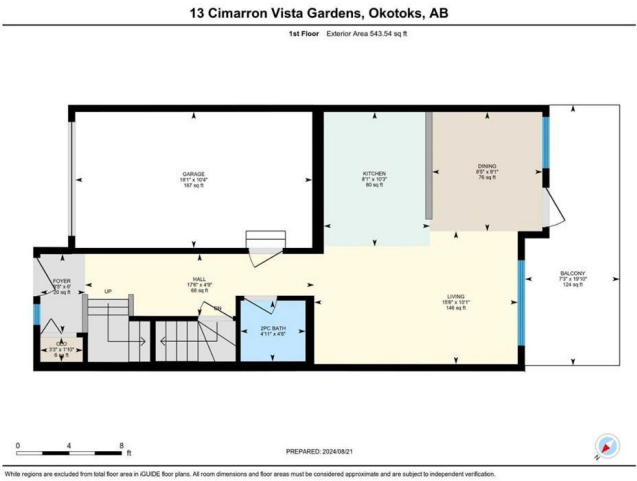
Cimarron Vista, Okotoks, Alberta

Original owner townhouse in the kid friendly community of Cimarron Vista Gardens. Entering the home you'll notice the pride of ownership! Main floor is open and features living room and kitchen with white cabinets and black appliances. The kitchen also has raised breakfast bar and pantry. The north facing deck has room for BBQ and patio set. Upstairs has brand new carpet, 3 bedrooms including the primary bedroom with 4 piece ensuite. Laundry is conveniently located upstairs. Basement is fully finished with a cozy family room for watching movies or playing games. Single attached garage has plenty of room for vehicle and extra toys and visitor parking is only a few steps away. Super close to the Costco shopping centre and 32 St offering fast access to Calgary. Complex is well managed with a solid reserve fund and is pet friendly!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2159657  |
| Price          | \$399,900 |
| Sold Price     | \$390,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,287     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2009          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13 Cimarron Vista Gardens |
| Subdivision | Cimarron Vista            |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0G2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                    |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Washer |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Playground                |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 22nd, 2024   |
| Date Sold      | September 5th, 2024 |
| Days on Market | 14                  |

|          |      |
|----------|------|
| Zoning   | NC   |
| HOA Fees | 0.00 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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