

# \$679,900 - 176 Cimarron Vista Way, Okotoks

MLS® #A2186834

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

Welcome to 176 Cimarron Vista Way, a stunning two-story home offering a perfect combination of comfort, style, and convenience in the heart of Okotoks. Built in 2011 and located steps from a park in a family-friendly community, this property is designed to meet all your needs.

## Property Features:

• **3 Bedrooms & 2.5 Bathrooms:** Enjoy a thoughtfully designed layout with a spacious primary suite and two additional bedrooms, perfect for family living or guest accommodations.

• **Open Concept Main Floor:** The main floor features soaring 9-foot ceilings and an open design that blends the living room, dining area, and kitchen seamlessly. Perfect for entertaining or family time.

• **Cozy Gas Fireplace:** Relax in the living room by the warmth of a gas fireplace—a perfect spot for cozy evenings at home.

• **Gourmet Kitchen with Island:** The kitchen boasts a large island with seating, ample counter space, and modern appliances, making meal prep a breeze. The adjoining dining area offers plenty of space for family dinners or gatherings.

• **Oversized Double Attached Garage:** The extra-large double garage provides plenty of room for vehicles, tools, and storage, ideal for busy families or hobbyists.

• **Walkout Basement:** The undeveloped walkout basement offers endless potential to



create a custom space tailored to your needs—whether it’s a home gym, rec room, or additional living quarters.

• Prime Location: Situated close to a park, this home is perfect for families who enjoy outdoor activities and a vibrant community lifestyle.

This spacious, well-maintained home is move-in ready and waiting for its next family to create lasting memories.

Don’t miss your chance to own this incredible property! Contact us today to schedule a private viewing and make 176 Cimarron Vista Way your new home.

Built in 2011

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2186834    |
| Price          | \$679,900   |
| Sold Price     | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 176 Cimarron Vista Way |
| Subdivision | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1S 0K3 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Washer/Dryer |
| Heating           | Natural Gas, Central                                                                        |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Walk-Out, Unfinished                                                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Balcony                                   |
| Lot Description   | Back Yard, Back Lane                                    |
| Roof              | Asphalt                                                 |
| Construction      | Stone, Wood Frame, Cement Fiber Board, Composite Siding |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Date Sold      | January 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | TN                 |
| HOA Fees       | 0.00               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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