

# \$625,000 - 44 Cimarron Vista Circle, Okotoks

MLS® #A2219261

## \$625,000

4 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.09 Acres

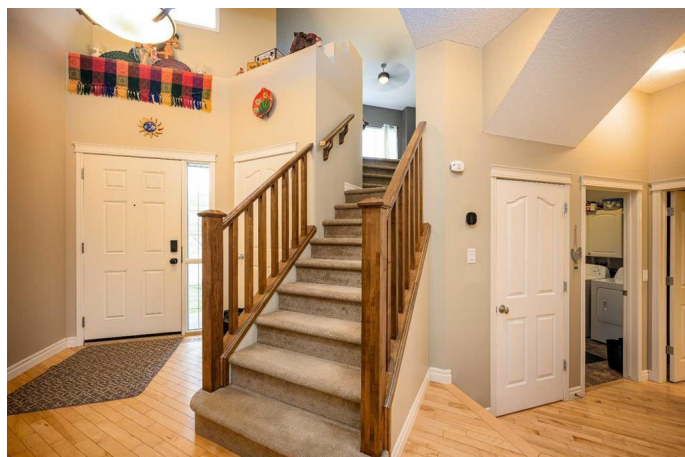
Cimarron Vista, Okotoks, Alberta

Located on a quite street in Cimarron Vista this lovingly cared for bedroom 3.5 bath home is now available with a flexible possession timeline. The bright and open main floor features large windows, hardwood floor, roomy kitchen, corner gas fireplace and easy access to your low maintenance deck as well as the stone patio. There is also a 2 piece bath and a laundry room rounding out the main floor. Upstairs you are welcomed by the large family room / bonus room. The balance of the upper floor contains the spacious primary bedroom, 4 piece ensuite bath, walk-in closet plus two additional bedrooms as well as a 4 piece main bathroom. The fully finished basement features a carpeted recreational /family room area, a 4th bedroom, 3 piece bathroom and a small office space. This is a great family home in a quiet neighbourhood. Call your agent today to schedule a viewing!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2219261  |
| Price          | \$625,000 |
| Sold Price     | \$615,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,806     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2008        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 44 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 |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub         |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 8th, 2025   |
| Date Sold      | June 30th, 2025 |
| Days on Market | 53              |
| Zoning         | TN              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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