

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

MLS® #A2219261

## \$625,000

4 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.09 Acres

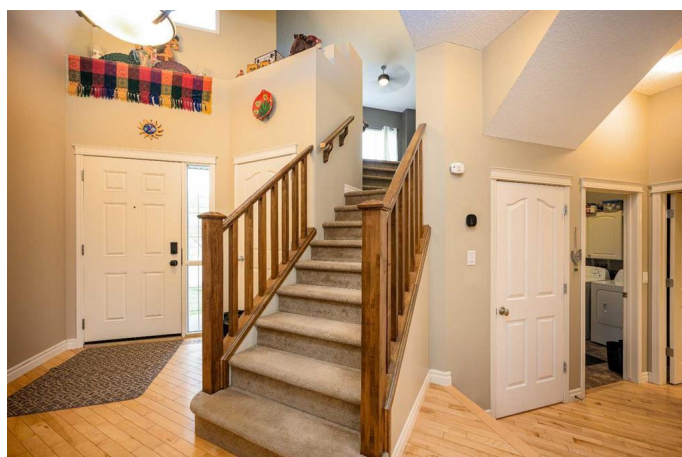
Cimarron Vista, Okotoks, Alberta

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
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	Active

### **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
# of Garages	2

### **Interior**

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

### **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
Days on Market	42
Zoning	TN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.