

# \$674,900 - 13 Cimarron Vista Circle, Okotoks

MLS® #A2228195

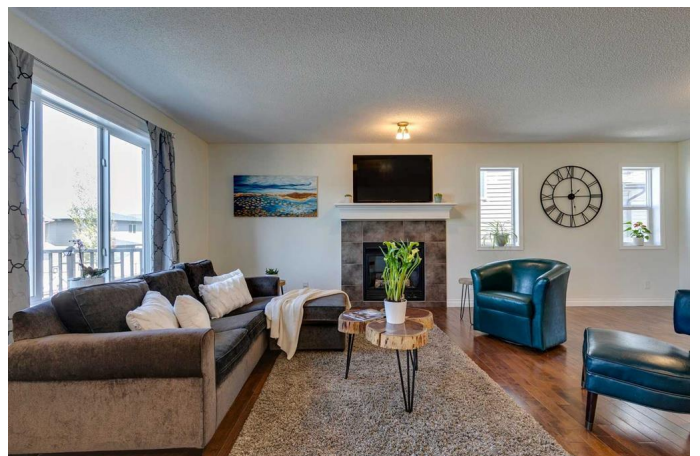
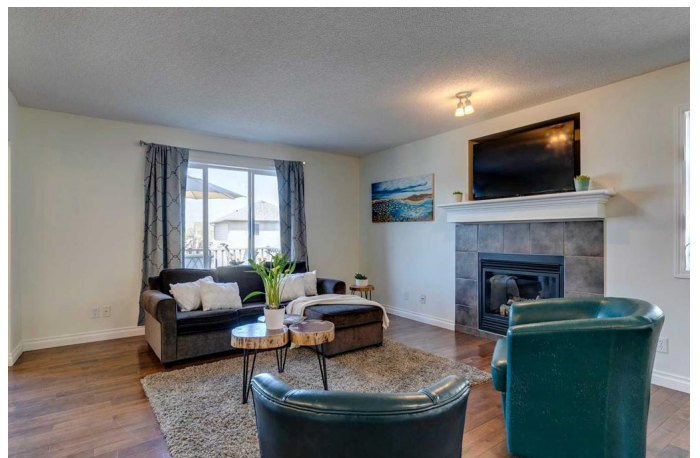
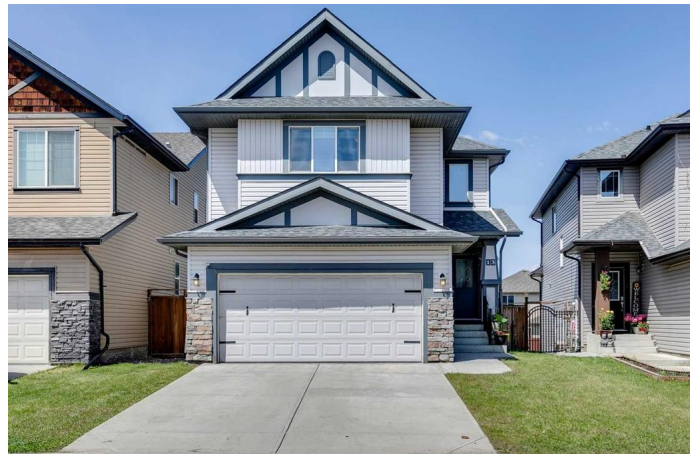
**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,942 sqft

Residential on 0.09 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this beautifully maintained family home in the highly sought-after community of Cimarron Vista in Okotoks. Ideally situated on a quiet circle with exceptional curb appeal, this move-in ready home offers an outstanding blend of comfort, function, and style. The main level features a modern kitchen with crisp white cabinetry, quartz countertops, stainless steel appliances, a central island with seating, and a large dining area that opens to a spacious deck—perfect for summer BBQs and entertaining. The cozy living room is anchored by a gas fireplace, creating an inviting atmosphere to relax with family and friends. Upstairs, you’ll find a large bonus room filled with natural light—ideal for a playroom, home office, or media space. The spacious primary suite includes a walk-in closet featuring a 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and an upper-floor laundry room—tucked behind a charming barn door—offer convenience and functionality for busy families. The fully finished walkout basement (with the exception of the bathroom, it is "roughed-in") offers a massive recreation room that can easily adapt to your lifestyle needs—think home gym, theatre room, or guest retreat. Step outside to the covered patio featuring a private hot tub—an oasis for year-round enjoyment. The landscaped backyard is fully fenced, offering privacy and room to play. Additional highlights include a double attached garage with wood



paneling and shelving, newly updated basement flooring, and serene views. Enjoy walking and biking trails, beautiful nearby parks, and the natural wetlands that make Cimarron Vista one of the most desirable neighborhoods in Okotoks. All this, just minutes from schools, shopping, restaurants, and more. This is the perfect home for families of all sizesâ€”donâ€™t miss your chance to make it yours!

Built in 2007

### Essential Information

MLS® #	A2228195
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,942
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13 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 Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Full, Partially Finished, Walk-Out

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed June 5th, 2025  
Days on Market 15  
Zoning TN

## Listing Details

Listing Office RE/MAX House of Real Estate

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.