

\$549,900 - 324 Cimarron Vista Way, Okotoks

MLS® #A2223315

\$549,900

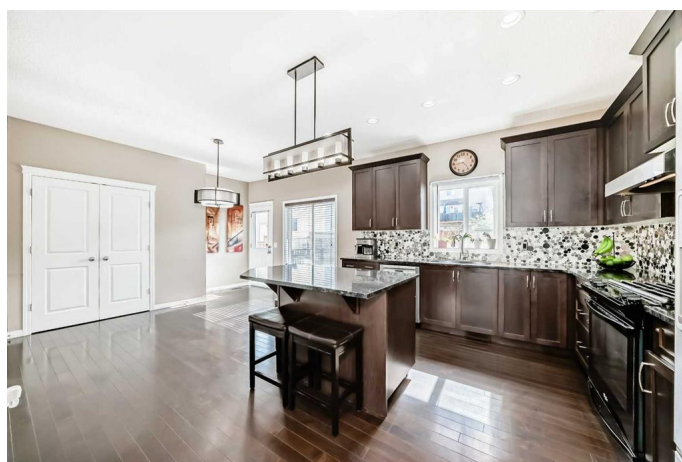
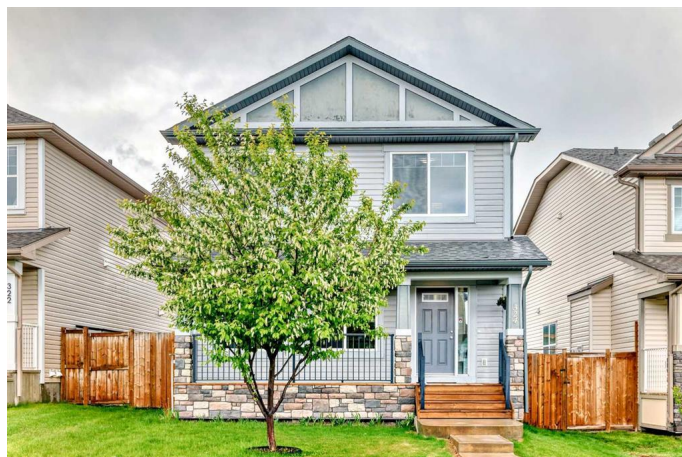
4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.08 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to 324 Cimarron Vista Way – a thoughtfully designed 2-storey home with a functional and inviting main floor.

Step from the cozy front porch into a spacious front entry with double closets and sleek tile flooring, offering plenty of room for coats and shoes. The front living room is bright and airy with large windows, a cozy fireplace, and a comfortable layout perfect for relaxing or entertaining. Nine foot ceilings and dark hardwood flows through to the open-concept kitchen and dining area, where rich espresso cabinetry, granite countertops, a large island, and eye-catching mosaic backsplash create a polished and modern space. Stainless steel appliances including gas range and fridge with water & icemaker, and stylish lighting complete the kitchen. Just off the dining area, you'll find easy access to the backyard and a tucked-away powder room for guests. Upstairs offers a family-friendly layout with three spacious bedrooms and two full bathrooms. The primary suite features a walk-in closet and a private ensuite complete with a deep soaker tub, separate shower, and large vanity with plenty of counter space. Down the hall, two additional bedrooms share a bright 4-piece bathroom and offer ample space for kids, guests, or a home office. Basement is fully finished with a large room suitable for office or family room and a 4th bedroom with its own 4 piece ensuite. West facing backyard is fenced and offers both a deck and stone patio. Gravel pad



accommodates 2 cars and a shed. Home is equipped with Omnishield safety system featuring smoke, CO, heat and flood alerts.
(No contract required)

Built in 2013

Essential Information

MLS® #	A2223315
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	324 Cimarron Vista Way
Subdivision	Cimarron Vista
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	TN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.