



## 176 Cimarron Vista Way Okotoks Alberta

\$679,900

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:

- o 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.
- o 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.
- o Cozy Gas Fireplace: Relax in the living room by the warmth of a gas fireplace—a perfect spot for cozy evenings at home.
- o 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.
- o Oversized Double Attached Garage: The extra-large double garage provides plenty of room for vehicles, tools, and storage, ideal for busy families or hobbyists.
- o 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.
- o 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. (id:6769)

Primary Bedroom 12.92 Ft x 15.58 Ft

Bedroom 9.83 Ft x 9.92 Ft

Bedroom 9.58 Ft x 9.83 Ft

Bonus Room 14.58 Ft x 16.92 Ft

Laundry room 3.75 Ft x 5.08 Ft

5pc Bathroom 6.58 Ft x 17.33 Ft

4pc Bathroom 4.92 Ft x 9.83 Ft

Living room 15.75 Ft x 16.67 Ft

Dining room 8.17 Ft x 11.83 Ft

Kitchen 8.17 Ft x 14.08 Ft

Other 5.58 Ft x 7.00 Ft

2pc Bathroom 3.08 Ft x 6.83 Ft

Listing Presented By:



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