

# \$687,999 - 285 Cimarron Vista Court, Okotoks

MLS® #A2203109

**\$687,999**

4 Bedroom, 3.00 Bathroom, 1,687 sqft  
Residential on 0.10 Acres

Cimarron Vista, Okotoks, Alberta

PRICE REDUCED - WELCOME to this Sparkling Clean Home in an Amazing cul-de-sac location with Walk-out Basement and Private Yard. Enjoy this beautifully upgraded home with 4 Bedrooms & 2.5+ Bathrooms. From the moment you enter you will see the quality upgrades and finishes throughout. The Spacious Foyer leads past a Computer Desk Niche to the Open Plan Family Room, Kitchen and Dining Area. The Family Room features an authentic barn-board wall around the brick fireplace. The Kitchen has incredible Granite Countertops and a Brick-faced Island.. The Granite continues with a full height backsplash and an extended side counter at 2â€™™ d x 10â€™™ long, in the Dining Area. Step out the Patio Doors to the quality stained wood floor of the Upper Deck, with a gas BBQ Hook-up overlooking the spacious, private back yard. The Main Level includes a Main Floor Laundry Room with Quartz Countertop, Upper Cabinets, and a convenient 2 pce Bathroom. Beautiful Hardwood Stairs lead to the upper level to a Bonus Room, and the Primary Bedroom. Relax in the Primary with the Electric Fireplace, Wall TV Mount, Barn-board Feature Wall and Walk-in Closet. Step into the Spa-like Ensuite with floor to ceiling porcelain marble-look tile, soaker tub with Privacy Rain-glass Window, and separate Shower with convenient niche Shelf. The countertop is an amazing granite, which is matched in the main bathroom. The 2 other Bedrooms are well laid



out. Descending to the Walk-out Basement, you will appreciate the brick panelling and pine ceiling slats leading to an almost completely finished basement. The Lower Level Recreation Room has a Storage Room, Work-out Area along with a cozy Electric Fireplace w/heater, TV Wall Mount, Built-in Speakers and has outstanding soundproofing to limit the noise transference to other rooms and levels. A 3 pce Bathroom rough-in has wiring for fan and lighting ready to develop (flooring included). The 4th Bedroom is almost complete needing only paint, flooring (included) and ceiling to use as a Home Office, Workout Room, Playroom or Additional Storage. The Oversized Double Attached Garage is outstanding with additional storage area in the rafters and is fully Insulated and Drywalled. The Private Back Yard has plenty of room for entertaining, kids playing and access to a back alley with a paved, unused area behind for privacy. This amazing home also has Programmable GemStone LED Soffit Lighting, a Kinetico Water Softener and Build-in Sound System in the Basement. Very quiet location, yet close to Amenities, Services, Schools and everything you need. CHECK OUT the 2 page Special Feature sheets in the Supplements.

Built in 2012

### **Essential Information**

MLS® #	A2203109
Price	\$687,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.10
Year Built	2012

Type Residential  
Sub-Type Detached  
Style 2 Storey  
Status Active



### Community Information

Address 285 Cimarron Vista Court  
Subdivision Cimarron Vista  
City Okotoks  
County Foothills County  
Province Alberta  
Postal Code T1S 0L5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Brick Facing, Electric, Family Room, Gas, Master Bedroom, Recreation Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Dog Run, Private Yard  
Lot Description Back Lane, City Lot, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Gentle Sloping

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	15
Zoning	TN

### **Listing Details**

Listing Office	MaxWell Capital 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.