

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

MLS® #A2228195

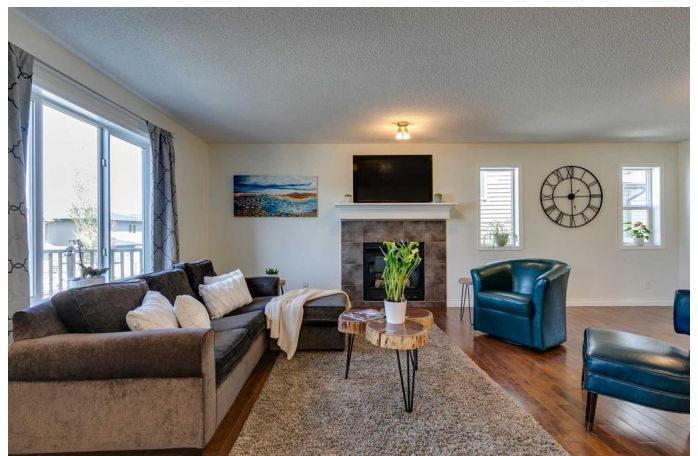
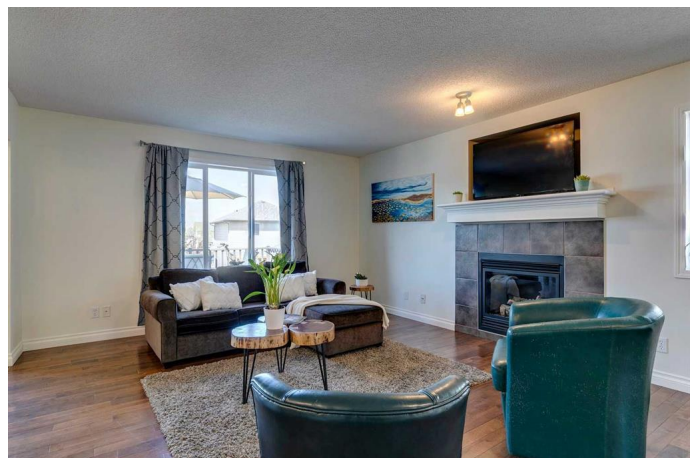
**\$674,900**

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 sizes—don’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 7  
Zoning TN

## Listing Details

Listing Office RE/MAX House of Real Estate

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