

# \$689,900 - 289 Cimarron Vista Court, Okotoks

MLS® #A2225111

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,677 sqft  
Residential on 0.06 Acres

Cimarron Vista, Okotoks, Alberta

Welcome to this beautifully maintained family home, tucked into a quiet cul-de-sac in Cimarron Vista. With 3 bedrooms, 2.5 bathrooms and a bright, open layout, this home offers, space, style, and incredible functionality for everyday living and entertaining. Curb appeal shines thanks to the exposed aggregate driveway and sidewalks, and custom Gemstone lighting adds year round charm and style with programmable, low maintenance exterior illumination. Step inside to an open, airy main floor filled with natural light. The kitchen is a true centerpiece, featuring a gas range, granite island with seating, and ample counter space. It flows effortlessly into the dining area, which opens onto a sprawling 12x24 deck that spans the full width of the home. The space is equipped with speakers for music or entertaining, and a privacy screen adds comfort and seclusion, making it feel like your own private retreat, perfect for summer gatherings or a peaceful morning coffee. The bright and spacious living room invites relaxation, while upstairs offers exceptional family friendly design. The bonus room provides the perfect flex space for a media room, playroom, or home office. The primary suite is a tranquil retreat with a walk-in closet and private ensuite, while two additional bedrooms and a full bath complete the upper level. The unfinished walkout basement offers endless potential to create the space your lifestyle needs, whether it's a home gym, theatre room, or future suite. It opens onto a



private exposed aggregate patio, a great spot to enjoy the outdoors with added privacy. From the patio, aggregate stairs lead up the side of the home to the front, providing convenient access and a finished, polished look to the exterior. Plus, the back alley behind the home adds a welcome buffer between you and rear neighbours, giving you more space and extra privacy. Additional upgrades include epoxy-coated garage floors, a new furnace (2025), and a newer hot water tank, offering long-term peace of mind. Located just minutes from shopping, schools, walking paths, and with quick access to Highway 2, this home checks all the boxes for location, lifestyle, and value. Donâ€™t miss your chance to make this exceptional Cimarron Vista property your next home!

Built in 2013

**Essential Information**

MLS® #	A2225111
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,677
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	289 Cimarron Vista Court
Subdivision	Cimarron Vista
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 0L5

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	4
Zoning	TN

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.