

# \$585,000 - 314 Cimarron Vista Way, Okotoks

MLS® #A2248781

**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,466 sqft

Residential on 0.07 Acres

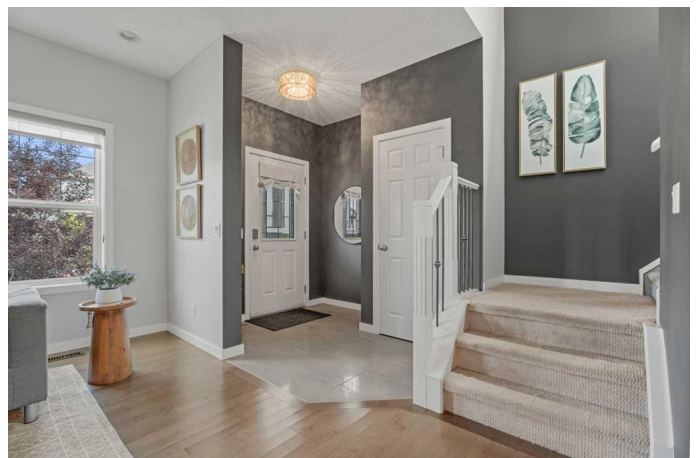
Cimarron, Okotoks, Alberta

Step inside and feel instantly at home. Sunlight pours through the big windows, tall 9-foot ceilings open up the space, and the modern white kitchen—with moody granite, stainless steel, and chic lighting—just begs for morning coffee and family gatherings. Upstairs, every bedroom has its own walk-in closet, and the owner’s suite is a serene escape with room for a king bed and has a private ensuite. Downstairs, the professionally finished lower level is ready for movie marathons, workouts, or creative projects. Outside, a covered deck with adjustable privacy slats offers the perfect spot to grill, lounge, and watch summer storms roll by. The yard is tidy and easy to maintain, leaving you more time to enjoy it. Lovingly cared for by the owner, this home blends style, comfort, and convenience—you won’t want to miss!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248781  |
| Price          | \$585,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,466     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 314 Cimarron Vista Way |
| Subdivision | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S0J6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Stone Counters                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | TN                |

**Listing Details**

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

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.