

1406, 12 Cimarron Common
Okotoks, Alberta
MLS # A2270554

\$249,900

Division:	Cimarron Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 454
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: None

Condo fees that include EVERYTHING—heat, water, electricity, &—plus brand new appliances (including washer, dryer, and all kitchen appliances) and fresh premium paint done just 6 months ago—; all at a price that is simply unbeatable! Welcome to this beautifully maintained 2-bedroom, 846 sq. ft. top-floor suite—a perfect choice for first-time buyers, down sizers, or investors. Located in the highly desirable community of Cimarron Common, you’re just steps away from shops, restaurants, health and wellness services, parks, and pathways. Truly, you won’t even need a car. Inside, you’re greeted by a bright and spacious living room featuring a cozy corner gas fireplace and sliding patio doors leading to a large private deck—perfect for BBQs, morning coffee, or entertaining. The open-concept kitchen flows seamlessly into the living and dining areas and includes a convenient breakfast bar for casual seating and hosting. The primary bedroom offers a walk-through closet that connects to its own private 4-piece ensuite. The second bedroom and an additional 4-piece bathroom are ideally positioned near the entrance, providing great privacy for guests or family members. Enjoy the convenience of in-suite laundry and extra storage, making day-to-day living incredibly practical. Cimarron Common is known for its welcoming community feel, unbeatable walkability, and low-maintenance lifestyle. With all utilities included and major upgrades already taken care of, this home offers exceptional value in a vibrant location—at a price that’s hard to beat.