

# \$322,000 - 2113, 12 Cimarron Common, Okotoks

MLS® #A2198630

**\$322,000**

2 Bedroom, 2.00 Bathroom, 990 sqft  
Residential on 0.00 Acres

Cimarron Park, Okotoks, Alberta

~Amazing price improvement!!~. This incredibly bright corner unit is a true gem! As soon as you step inside, you'll feel the pride of ownership in this impeccably maintained home. It boasts **UPDATED APPLIANCES**, including a Bosch dishwasher, a stacked washer and dryer, a stainless steel kitchen sink and faucet, **GORGEOUS LIGHT FIXTURES**, and **BRAND NEW WINDOW COVERINGS**.

The seller has also thoughtfully added custom closet organization in each bedroom. The fresh, airy paint palette complements the many windows that fill the space with natural light from dawn to dusk. The open floor plan offers plenty of room for your furniture, while the cozy **FIREPLACE** adds warmth and ambiance on cool evenings. The mantle provides the perfect opportunity to decorate for each season.

You'll be amazed at the amount of storage space in this unit! A large storage room by the entrance and an additional private storage room in front of your **HEATED UNDERGROUND PARKING** stall ensure plenty of room for all your belongings. Speaking of parking... it's one of the best features of this unit! Your 2nd parking spot is conveniently located right next to your patio, so you can skip walking through the building and access your home through the locking patio door. Plus, there is plenty of visitor parking close to this unit, making it easy for



your guests to visit.

Do you have a beloved pet? This main floor apartment is ideal! With no carpet and easy access to Okotoks' beautiful walking trails, it's perfect for your furry friend (pets allowed with board approval).

The location couldn't be more convenient, with grocery stores, restaurants, schools, and an urgent care center all within walking distance. Condo fees include heat and electricity, making for worry-free living.

Immediate possession is available—start packing today!

Built in 2004

### **Essential Information**

MLS® #	A2198630
Price	\$322,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2113, 12 Cimarron Common
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G2

### **Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground, Assigned, Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	NC

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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