



**GRASSROOTS**  
REALTY GROUP

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**2310, 12 Cimarron Common  
Okotoks, Alberta**

**MLS # A2239876**



**\$299,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Discover this comfortable two-bedroom, two-bathroom condo that offers practical features and a convenient location. Inside, you'll find laminate flooring throughout the bedrooms, living, and dining areas, providing a clean and low-maintenance look. The bathrooms, entrance, and kitchen are finished with ceramic tile and baseboard heating, adding durability and a polished touch. The open-concept layout includes two generous bedrooms, with the Primary featuring a walk-in closet and a four-piece en suite for added privacy. Bright and welcoming, the living room, kitchen, and dining space are complemented by a cozy gas fireplace and patio doors that open to your private south-facing balcony—perfect for summer barbecues and relaxing outdoor moments. Additional amenities include in-suite laundry and ample storage space, along with a designated underground parking stall for convenience. Located in the heart of Okotoks, this well-maintained complex is within walking distance of restaurants, shopping, urgent care, and schools. Pets are permitted with board approval. Utilities are included (excluding internet). This opportunity combines practical living with a great location for everyday comfort and convenience!