



GRASSROOTS
REALTY GROUP

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**1303, 12 Cimarron Common
Okotoks, Alberta**

MLS # A2260126



\$289,000

Division:	Cimarron		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Looking for a great 2 bedroom condo, in a building that includes water heat and electric in your fees? Then look no further! This 3rd floor, south facing unit features laminate flooring giving it a clean, fresh vibe. As you enter the home you will be impressed by how bright and airy it is. The open floorplan concept gives you a large dining area, a spacious living room with patio doors leading onto the south facing deck - great for BBQs and sitting and relaxing! The kitchen features lots of counterspace and white appliances. The 2 bedrooms are a good size and are located near the 4 piece bathroom. There is a laundry room with additional storage, and an assigned parking stall close to the main entrance doors. This building is ideally located as it is just a short walk to shopping, schools, health centre etc. This is a pet friendly building (board approval required) and heat, electric and water are included in the condo fees too! This is a fabulous unit that should be viewed to be appreciated. View 3D/Multi Media/Virtual Tour!