



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1208, 12 Cimarron Common
Okotoks, Alberta**

MLS # A2275525



\$259,900

Division:	Cimarron Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: N/A

Welcome to this beautifully maintained two-bedroom, two-bathroom condo in one of the most sought-after locations. Situated in the highly desirable community of Cimarron Common, you'll be just steps away from shops, restaurants, health and wellness services, parks, and pathways — making everyday living incredibly convenient. With so much within walking distance, you may find you hardly need a car at all. This 846 sq. ft. second-floor suite is a fantastic choice for first-time buyers, downsizers, or investors. The condo fees cover absolutely everything — heat, water, and electricity — and the unit comes with brand-new kitchen appliances - a fridge and stove, also including dishwasher, washer, and dryer. A fresh coat of premium paint was completed just last week, giving the home a crisp, modern feel, all at a price that's simply unbeatable. The thoughtful layout places the two bedrooms on opposite sides of the condo for maximum privacy. The primary suite features a walk-through closet leading to a private four-piece ensuite, while the second bedroom is conveniently located next to the main four-piece bathroom. The bright living room offers a cozy corner gas fireplace and sliding patio doors that open onto a large private deck — perfect for morning coffee, BBQs, or entertaining friends. The open-concept kitchen flows seamlessly into the living and dining areas and includes a breakfast bar for casual seating and hosting. With in-suite laundry, extra storage, and all major upgrades already taken care of, this home is designed for easy, low-maintenance living. Cimarron Common is known for its welcoming community feel and unbeatable walkability, making this condo an exceptional value in a vibrant location — truly a rare find at a price that's hard to beat.

Copyright (c) 2025 . Listing data courtesy of Power Properties. Information is believed to be reliable but not guaranteed.