

\$325,000 - 2202, 12 Cimarron Common, Okotoks

MLS® #A2112454

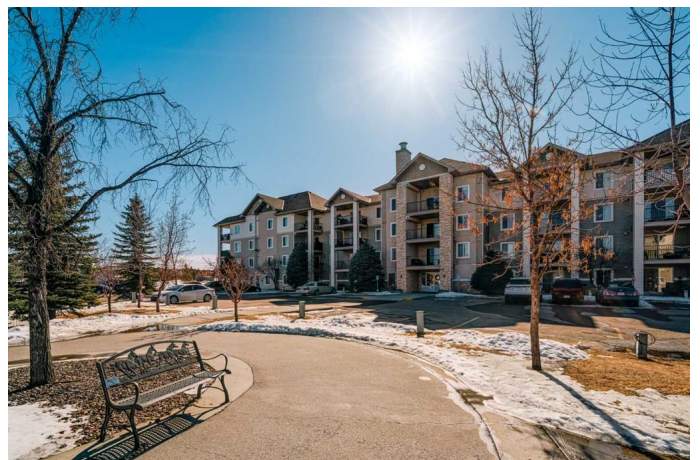
\$325,000

2 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.00 Acres

Cimarron, Okotoks, Alberta

Welcome to one of the most beautiful corner suites in Cimarron Common! This fully renovated property has been meticulously cared for by its owners, and pride of ownership is evident throughout. This suite was entirely redone in 2015, with a new kitchen, new flooring, appliances, blinds, radiant heat covers, doors, trim and paint. The kitchen cabinetry is comprised of premium knotty alder wood, soft close drawers and a plethora of extra built in cabinetry. Additional updates include new vanities, light fixtures and a newer washer and dryer. You will love to host family dinners around a sizeable dining area which can seat up to 8 guests. The open floor plan flows logically and features a spacious primary bedroom can comfortably fit a king side bed, with a walk through closet and a bright and clean ensuite. The second bedroom and full bathroom are ideal for guests or family, with a tranquil view onto the greenspace to the West. This is an extraordinarily quiet corner of the building, flooded with natural light and excellent privacy as it is surrounded by mature trees. It is not uncommon to see wildlife (deer etc.) right outside your window. Note that heat, water, and electricity are included in the condo fees which is very rare. There is an additional utility room (separate to your entryway closet), which doubles as a pantry or additional in-suite storage. This two bed + two bath open and spacious and is one of the largest in the entire complex, with an oversized West facing patio which is perfect for watching the sunset. This



property includes one secure underground parking stall. The location is conveniently located next to the Health and Wellness Centre, Walmart, Canadian Tire, Sobeys, Scotiabank, pharmacies, breweries and a plethora of food options. Not only is this building pet friendly, but it is steps away from Cimarron Parkway walking path which flows through Kady Park, a large green space with a playground nearby. Okotoks is known for its kind people, incredible nature walks and is a great place to invest in as it has a projected population of 80,000 over the next 50 years. This would make a savvy purchase for a first time homebuyer, down sizer or investor.

Built in 2004

Essential Information

MLS® #	A2112454
Price	\$325,000
Sold Price	\$326,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2202, 12 Cimarron Common
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G1

Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Natural Woodwork, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Private Entrance
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024
Days on Market	3
Zoning	NC
HOA Fees	0.00

Listing Details

Listing Office	Charles
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