

# \$319,000 - 2406, 12 Cimarron, Okotoks

MLS® #A2189806

**\$319,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Cimarron Park, Okotoks, Alberta

Experience modern comfort in this bright, clean, and renovated two-bedroom, two-bathroom top floor condo. Enjoy cozy evenings by the fireplace and take in lovely southwest views from your private balcony, complete with a gas line for barbecuing. This thoughtfully designed home features in-suite laundry with a convenient stackable washer and dryer. The spacious bedrooms are located on opposite sides of the unit for added privacy and new top down/bottom up blinds as well as black out curtains have been installed in both. Along with the newer flooring the upgrades included a new washer, dryer and refrigerator in 2024. With secure underground parking and a titled stall, convenience meets style in this exceptional living space. A second outdoor stall is currently being rented by this owner and a buyer would have first right to continue the rental. This pet friendly (with restrictions and board approval) unit could not be better located for access to Okotoks' pathway system, to all manner of shopping (Sobeys, Cdn Tire, Walmart, etc) schools, Urgent Care Centre and also quick access to main thoroughfares.

Built in 2004

## Essential Information

MLS® # A2189806

Price \$319,000



|                |               |
|----------------|---------------|
| Sold Price     | \$319,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 849           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2406, 12 Cimarron |
| Subdivision | Cimarron Park     |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 2G1           |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Titled, Secured                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                             |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle                                                           |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Date Sold      | March 14th, 2025    |
| Days on Market | 14                  |
| Zoning         | NC                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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