

# \$315,000 - 2309, 12 Cimarron Common, Okotoks

MLS® #A2218438

**\$315,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

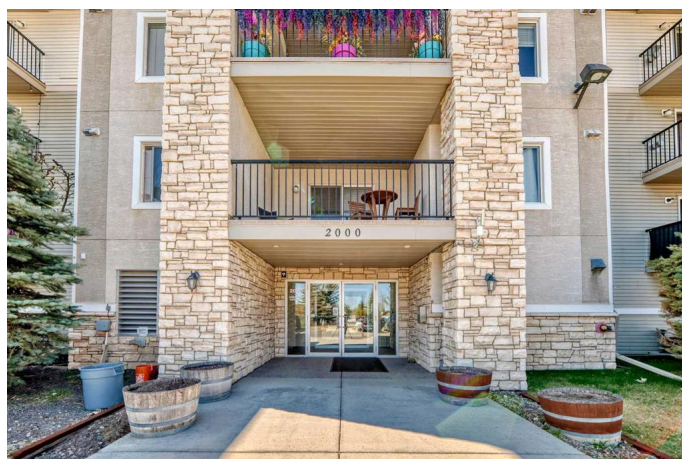
Cimarron, Okotoks, Alberta

Stylish 2 Bed, 2 Bath Condo in Prime Okotoks Location!

Welcome to this impeccably maintained open concept condo offering comfort, style, and convenience in the desirable community of Cimarron in Okotoks! This beautiful home features stunning tile flooring, great natural lighting, and a functional layout perfect for modern living. The kitchen boasts stainless steel appliances, ample cabinet space, and a breakfast bar for anyone on the go.

This condo is ideal for everyday living and entertaining complete with a large living room with cozy gas fireplace, the generously sized primary bedroom is large enough for a king bed and also has a huge walk through closet that leads to a 4pc ensuite bath. Enjoy the convenience of the in-suite laundry and don't forget the second bedroom that can be used for anything you desire - family, visitors, den, craft room - the possibilities are endless! Feel like getting some air? Step out onto the large, fully covered balcony to catch up on some reading or just to sit & enjoy your morning coffee or evening wine, it's perfect for year-round relaxation. This unit also includes 1 titled, heated underground parking stall to keep your vehicle secure year round!

Youâ€™ll love the locationâ€”just minutes to shops, schools, scenic pathways, and major roadways that will get you to Kananaskis Country or the Nanton Candy Store in no time!



Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes.

Don't miss your chance to live in one of Okotoks's™ most connected and comfortable communities. Book your showing today!

Built in 2004

**Essential Information**

MLS® #	A2218438
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2309, 12 Cimarron Common
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G1

**Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers
-------------------	--

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 6th, 2025
Days on Market	1
Zoning	NC

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.