

2302, 12 Cimarron Common  
Okotoks, Alberta

MLS # A2227720



**\$327,500**

<b>Division:</b>	Cimarron Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and beautifully updated corner unit condo, pet-friendly and full of charm! Offering 990 sq ft of cozy, comfortable living, this 2-bedroom, 2-bath home has been freshly painted and is move-in ready. You'll love the open layout, featuring a sunny white kitchen with a breakfast bar, generous cabinet space, and a seamless flow into the dining and living areas. Curl up by the cozy corner fireplace or step out to your large private patio with gas hookup &mdash;perfect for morning coffee or evenings unwinding. The spacious primary suite offers a walk-in closet and private ensuite, while the second bedroom is ideal for guests, a home office, or a roommate. Enjoy the convenience of in-suite laundry and two parking stalls&mdash;one heated underground with storage and one outdoor close to the entrance. Tucked in a great location near shopping, dining, and more, this condo is a warm, welcoming place to call home. Book your showing today!