



**1414, 12 Cimarron Common
Okotoks, Alberta**

MLS # A2309325



\$249,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Cimarron | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 708 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 433 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | NC |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: N/A

Bright and inviting top-floor condo offering exceptional value, privacy, and beautiful west-facing views. Located on the quiet fourth floor, this one-bedroom, one-bathroom home overlooks the healthcare clinic toward the west, providing tremendous sunset views and a peaceful setting from the large private balcony with no immediate neighbours nearby. Conveniently located only 15 minutes to Calgary, this home offers affordable living with excellent access to the city. The spacious living room is filled with natural light and flows into a well-appointed kitchen featuring updated appliances, pantry storage, a microwave hood fan, and functional workspace. The oversized primary bedroom offers plenty of room to relax, complemented by generous closet space and upgraded blinds throughout the unit. Stylish luxury vinyl plank flooring runs throughout the home with no carpet, creating a modern, low-maintenance living space. In-suite washer and dryer, excellent storage options, and an assigned parking stall add everyday convenience. Gas and electricity are included, making this home both comfortable and affordable. Ideally located close to everyday amenities, this condo is minutes from Walmart, Canadian Tire, shopping centres, and Costco Wholesale. Schools are nearby, making this a fantastic opportunity for first-time buyers, downsizers, or investors seeking a quiet, well-maintained top-floor unit in a highly convenient location.