



**GRASSROOTS**  
REALTY GROUP

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2407, 12 Cimarron Common  
Okotoks, Alberta

MLS # A2321714

**\$309,900**



<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 724

**LLD:** -

**Zoning:** NC

**Utilities:** -

**Inclusions:** N/A

TOP FLOOR 2 bedroom, 2 bathroom condo offering one of the largest layouts in the building. The spacious floorplan has a generous living room with a gas fireplace, two big bedrooms, 2 full bathrooms, and a practical laundry room with additional storage space. Enjoy the convenience of a heated underground parking stall along with a secure storage locker located nearby. The covered balcony includes a gas hookup for your BBQ and provides a great outdoor space to enjoy year round. The building is secure and equipped with an elevator. Condo fees INCLUDE ELECTRICITY, gas, and water, helping simplify your monthly expenses. Located within walking distance of shopping, restaurants, and everyday amenities, making it an excellent opportunity for investors or future homeowners looking to secure a property in a convenient location.