



GRASSROOTS
REALTY GROUP

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**2207, 12 Cimarron Common
Okotoks, Alberta**

MLS # A2334183



\$334,900

Division:	Cimarron		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 687

LLD: -

Zoning: NC

Utilities: -

Inclusions: BLINDS AND CURTAINS

Are you looking for a BEAUTIFULLY RENOVATED 2-BEDROOM & 2-BATHROOM condo with UNDERGROUND PARKING? Come see 2207 - 12 Cimarron Common in Okotoks. Close to shopping and restaurants, health care, schools and many other amenities! This is a truly outstanding condo with a very private outdoor balcony! Book a showing to see the extensive renovations on one of the LARGEST FLOOR PLANS at Pointe of View in Cimarron. There is no work left for you to do, just move in and enjoy! Even better, you won't have to cut grass or push snow! True 'turn-key' and 'lock-and-leave' property! Come home to your titled and heated underground parking space (plus an optional second surface stall rented for just \$45 per month). Head up the elevator to your secure second-level unit. Open the door and you will be very pleasantly surprised. A significant renovation has occurred here in the last four months. Extensive vinyl plank flooring - so attractive and durable, perfect for pets and homeowners alike. How would you like renovated bathrooms with stylish bold-coloured vanities and many updates (outlined in more detail below)! How about an updated kitchen in contemporary colours and updated appliances? The new countertops have a grey-white pattern that thoughtfully ties together the grey cabinets and white subway backsplash tiles. The kitchen 'peninsula' has a flush bar with ample seating for four. The eating area provides plenty of space for expanding the table on special occasions. Relax in the living room for an evening movie or a visit with friends. At the end of the day, your primary bedroom and ensuite will be a great retreat to unwind and recharge for the day ahead. The PRIMARY BEDROOM has double 'walk-through' closets connecting to the ensuite bathroom. The second bedroom is a perfect guest room (or office if you work from

home). Head out to the balcony to bask in some sunshine or do some summer cooking on your barbeque. You can even barbeque in the rain because the balcony is covered (and corners onto a massive stone-covered column that runs the height of the building). The condo fee includes your heat and electricity, water and sewer, snow removal and common area maintenance, and more. *** LIST OF RENOVATIONS in the last FOUR MONTHS*** NEW VINYL PLANK FLOORING through the entire interior! NEW BASEBOARDS (and TRIM around windows and doors)! FRESH INTERIOR RE-PAINT (including both the walls and the trim)! NEW KITCHEN COUNTERS and BEAD-BOARD paneling at the back of the peninsula! NEW STOVE & DISHWASHER (in 2023). NEW WASHER & DRYER (in 2025). NEW FRIDGE (in summer of 2026). NEW WINDOW BLINDS. NEW ACCENT PANELING at the kitchen and living room. In the ensuite bathroom - NEW TOILET & UPDATED VANITY (re-painted), PLUS DEEPER 'SOAKER' STYLE TUB. In the main bathroom - NEW VANITY & FAUCET, NEW TOILET, NEW TUB. This condo has the feeling of a BRAND-NEW unit, at a very attractive price. Call to view today!