

# \$299,900 - 2310, 12 Cimarron Common, Okotoks

MLS® #A2239876

**\$299,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Cimarron, Okotoks, Alberta

Discover this comfortable two-bedroom, two-bathroom condo that offers practical features and a convenient location. Inside, you'll find laminate flooring throughout the bedrooms, living, and dining areas, providing a clean and low-maintenance look. The bathrooms, entrance, and kitchen are finished with ceramic tile and baseboard heating, adding durability and a polished touch. The open-concept layout includes two generous bedrooms, with the Primary featuring a walk-in closet and a four-piece en suite for added privacy. Bright and welcoming, the living room, kitchen, and dining space are complemented by a cozy gas fireplace and patio doors that open to your private south-facing balcony—perfect for summer barbecues and relaxing outdoor moments. Additional amenities include in-suite laundry and ample storage space, along with a designated underground parking stall for convenience. Located in the heart of Okotoks, this well-maintained complex is within walking distance of restaurants, shopping, urgent care, and schools. Pets are permitted with board approval. Utilities are included (excluding internet). This opportunity combines practical living with a great location for everyday comfort and convenience!

Built in 2004

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2239876          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2310, 12 Cimarron Common |
| Subdivision | Cimarron                 |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S2G1                   |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Titled, Underground                     |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                            |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 42              |
| Zoning         | DC              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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