



THE
A-TEAM

**RE/MAX
FIRST**

12 CIMARRON Common #1212, Okotoks T1S2G1

MLS® #: **A2178303** Area: **Cimarron Meadows** Listing Date: **11/08/24** List Price: **\$279,900**
Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2004**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **823**
Low Sqft:
Ttl Sqft: **823**

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,Laminate Counters,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`1" x 8`10"	Bedroom	Main	9`5" x 10`9"
Dining Room	Main	5`10" x 5`7"	Foyer	Main	10`1" x 6`2"
Kitchen	Main	6`10" x 8`9"	Living Room	Main	16`3" x 14`0"
Bedroom - Primary	Main	11`10" x 12`6"			

Legal/Tax/Financial

Condo Fee: **\$430** Title: **Fee Simple** Zoning: **R3**

Legal Desc:	0410489	Fee Freq: Monthly	Remarks
Pub Rmks:	What a fantastic opportunity to own a beautiful two-bedroom condo just a short walk from everything including great shopping, grocery stores, medical facilities, and a variety of excellent restaurants! This bright and open unit is situated on the second floor, featuring northwest exposure off the spacious balcony where you can watch the comings and goings of this vibrant town! The trendy and durable wide plank vinyl flooring enhances the space, while the kitchen offers ample cabinets and counter space, along with a cozy breakfast nook. It flows seamlessly into a spacious living area that opens up to a balcony. The primary bedroom is filled with natural light and boasts plenty of closet space, while the additional bedroom is ideal for guests, kids or versatile lifestyle space. You'll also appreciate the four-piece bathroom with a convenient cheater door to the primary bedroom and the in-suite laundry for added convenience. This unit includes an outdoor parking stall, with plenty of visitor parking available. Most utilities are covered by the condo fee, so you can enjoy a worry-free lifestyle in this bright unit located in a prime location!		
Inclusions:	N/A		
Property Listed By:	RE/MAX Complete Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





