

\$249,900 - 1406, 12 Cimarron Common, Okotoks

MLS® #A2270554

\$249,900

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Cimarron Park, Okotoks, Alberta

Condo fees that include

EVERYTHING—heat, water, electricity, —plus brand new appliances (including washer, dryer, and all kitchen appliances) and fresh premium paint done just 6 months ago— all at a price that is simply unbeatable! Welcome to this beautifully maintained 2-bedroom, 846 sq. ft. top-floor suite—a perfect choice for first-time buyers, down sizers, or investors. Located in the highly desirable community of Cimarron Common, you—re just steps away from shops, restaurants, health and wellness services, parks, and pathways. Truly, you won—t even need a car.

Inside, you—re greeted by a bright and spacious living room featuring a cozy corner gas fireplace and sliding patio doors leading to a large private deck—perfect for BBQs, morning coffee, or entertaining. The open-concept kitchen flows seamlessly into the living and dining areas and includes a convenient breakfast bar for casual seating and hosting.

The primary bedroom offers a walk-through closet that connects to its own private 4-piece ensuite. The second bedroom and an additional 4-piece bathroom are ideally positioned near the entrance, providing great privacy for guests or family members. Enjoy the convenience of in-suite laundry and extra storage, making day-to-day living incredibly practical.

Cimarron Common is known for its welcoming



community feel, unbeatable walkability, and low-maintenance lifestyle. With all utilities included and major upgrades already taken care of, this home offers exceptional value in a vibrant locationâ€”at a price thatâ€™s hard to beat.

Built in 2004

Essential Information

MLS® #	A2270554
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1406, 12 Cimarron Common
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1B1

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

	Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 12th, 2025
Days on Market	3
Zoning	NC

Listing Details

Listing Office	RE/MAX First
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