

# \$350,000 - 2108, 12 Cimarron, Okotoks

MLS® #A2212759

**\$350,000**

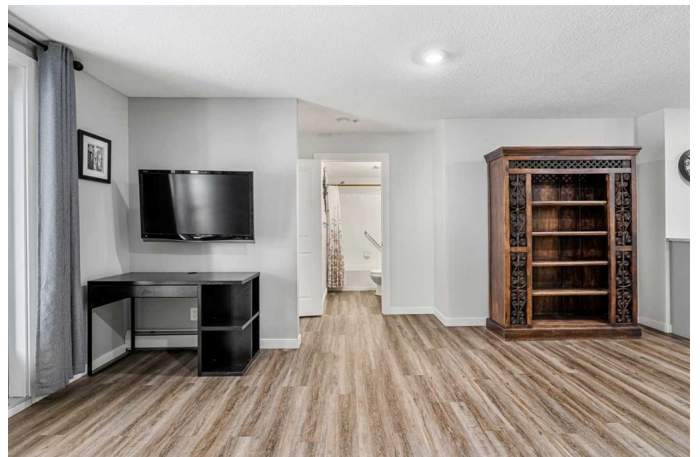
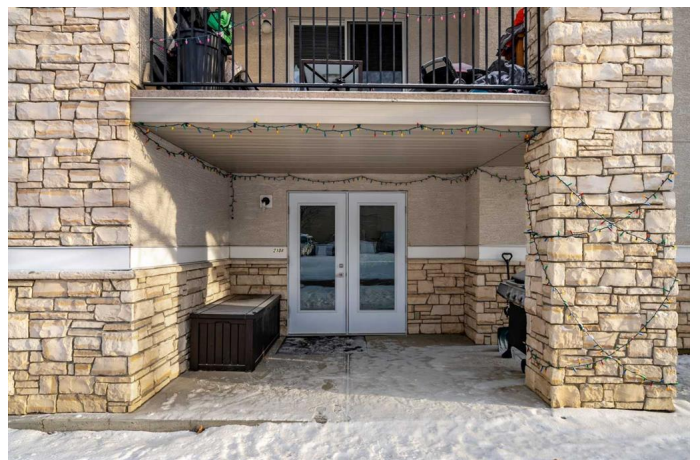
2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Cimarron Grove, Okotoks, Alberta

Welcome to this one of a kind, wheelchair accessible condo where the entire unit has been built to accommodate a person with mobility issues. This unit is conveniently located on the ground floor and has also been renovated throughout to give the next owner not only independence, but style and comfort as well! Walking into this home(or wheeling) you will be able to get access from either the front door or the balcony. No elevator is needed! Once inside the unit you will notice the beautifully renovated kitchen. Even the sink has a dead space under it so that someone can do dishes while in a wheelchair. There are 2 beds and 2 baths inside and you guessed it; a "roll in" shower as well. Not only has the unit been strategically modified, It is backing onto a beautiful walking path and just across an alley from all your shopping needs. Without interaction with a curb you have access to Walmart, Sobeys, Urgent Care, Costco, Canadian Tire, Home Depot and a couple restaurants as well. Obviously this home is an absolute game changer for someone with special needs however if you didn't know what you were looking at inside the unit, you would also never know that it has been designed to suit such needs. This unit will be an absolute blessing to either the person who needs it, or the person just looking for a beautifully renovated 2 bed 2 bath condo.

Built in 2004



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212759          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 968               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2108, 12 Cimarron |
| Subdivision | Cimarron Grove    |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 2G1           |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Visitor Parking          |
| Parking Spaces | 1                                 |
| Parking        | Heated Garage, Stall, Underground |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Construction      | Brick, Concrete, Vinyl Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 5                |
| Zoning         | NC               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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