

1111, 200 Community
Okotoks, Alberta

MLS # A2178783



\$320,000

Division:	Woodhaven		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	891 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Calvanna Village, Okotoks' premier retirement community for those 55 and older. This beautifully maintained, two-bedroom, two-bathroom unit is conveniently located on the ground floor, providing easy access and extra convenience. Featuring hardwood floors, exclusive to ground-floor units, the home is in impeccable condition. The open-concept layout showcases a spacious kitchen flowing seamlessly into the dining area and onward to a bright living room with direct access to a patio overlooking a lush green belt. The large primary bedroom includes a walk-through closet leading to a private three-piece ensuite. The unit is complete with a second bedroom, a four-piece bathroom, and in-suite laundry room/storage room. An underground parking stall and separate storage unit are also included. Calvanna Village is an age-restricted building that promotes a strong sense of community, offering amenities designed to enhance residents' lifestyles. Enjoy social spaces, a games area, and organized activities that encourage connection and engagement. Located in the heart of Okotoks, this complex puts you just steps from amenities like grocery stores, shopping, and dining. Units in this sought-after community are rarely available—don't miss your chance to make this exceptional home your own.