

2304, 200 Community Way  
Okotoks, Alberta

MLS # A2280401



# \$339,900

<b>Division:</b>	Woodhaven		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** wardrobe in second bedroom

Amazing opportunity in the highly sought-after, 55+ Calvanna Village! Immaculately maintained, this top floor, corner unit is sure to impress the minute you walk in. With almost 900 square feet, this well-designed floorplan offers 2 bedroom and 2 bathrooms. The well equipped kitchen w/maple cabinets provide plenty of storage and counter space, plus the island has room for a couple of stools. Appliances look new and are well maintained. Flooded with natural light, the space feels bright and airy. Open concept design allows for nice flow between your kitchen, dining area and living room w/beautiful SE exposure through all the windows. Patio door leads out to your private balcony complete w/a gas line. Enjoy the outdoor space on those warm days. Spacious primary bedroom can easily accommodate your king bed and all your furniture plus the closet area is complete w/California closet built-ins&hellip;a great bonus providing more functionality. 3-pc ensuite with a walk-in shower is what you need for easy access. 2nd bedroom is well sized and a 4-pc bathroom completes the space. Insuite laundry plus a large storage room in the unit is an added perk. Did I forget to mention you have an underground parking stall? Your winter days will be easy, plus an extra storage locker in front. The community that has been created in Calvanna is what residents love. This is the perfect lifestyle for those seeking the convenience of condo living and connection to your neighbours. A private clubhouse offers a social room and a kitchen for larger gatherings. The rec area has table tennis, a pool table and gym equipment. There is no shortage of activities for those looking to participate with cards, bingo and coffee dates to chat with your neighbors. Easy access to shopping and restaurants plus plenty of walking paths along the river. Don't wait on this one. Premium,

top floor units like this don't come up for sale very often.