

2214, 200 Community Way  
Okotoks, Alberta

MLS # A2217870



**\$310,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Woodhaven                                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)            |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                   |               |                   |
| <b>Size:</b>     | 800 sq.ft.                                    | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 487 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | NC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Immaculate, beautifully presented 2nd floor unit in the popular +55 complex of Calvanna, located just a short walk to shopping. This 2 bedroom 1 bathroom unit features a large master bedroom with walk in closet, good size 2nd bedroom and a 4 piece bathroom. The kitchen has maple stained cabinets, white appliances and has plenty of room for a dining table or island if you so wish. The living room is bright and airy and has a door leading onto the East facing balcony - perfect for your morning coffee! There is a laundry room with stacked washer/dryer, additional cabinets and counter space. In the heated parkade you have one stall & extra storage space in the locker. This is a great complex with lots of social activities taking place if you wish to join in. Its a short walk to shopping, the indoor walking track, arena, seniors centre and the sheep river pathways. Don't miss out on this lovely home!