



**GRASSROOTS**  
REALTY GROUP

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2214, 200 Community Way  
Okotoks, Alberta

MLS # A2217870



**\$289,900**

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

Heating:	In Floor, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: N/A

Welcome to this 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!