



GRASSROOTS
REALTY GROUP

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**3208, 200 Community
Okotoks, Alberta**

MLS # A2260060



\$344,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 547
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: TV bracket, blinds

Welcome to Calvanna Village, a vibrant +55 community in the heart of Okotoks offering lifestyle, comfort, and convenience. This beautifully maintained unit comes with newer paint throughout and offers the ease of a maintenance-free lifestyle. Inside, you will find an open-concept layout, featuring a kitchen with ample cabinetry, a central island and lots of counter space. Just off the kitchen is a handy laundry and storage closet. The adjoining dining and living areas offer cozy, carpeted comfort and open onto a private north-facing balcony—perfect for enjoying the fall colors of the trees on a sunny afternoon. The large primary bedroom boasts a walk-through closet and a private 3-piece ensuite with stand-up shower. The second bedroom provides flexible space for guests or a home office, and the nearby 4-piece main bath features a tub and shower combo. Additional features include a garbage chute conveniently located just down the hall, a heated underground parking stall and a secure storage locker. You will love the resident lounge, games room, and amenity spaces—and don't forget the pool table in the basement. This complex also offers a social calendar, fitness facility and ample visitor parking. Located within walking distance from grocery stores, pharmacies, restaurants, banks, Sheep River walking paths and the Okotoks Senior Club. This complex is also adjacent to the Viking Rentals recreation center with its arenas and indoor walking track. This is the perfect place to enjoy your next phase of life in comfort and style!