



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 COMMUNITY #1111, Okotoks T1S 1S2**

MLS® #: **A2178783**

Area: **Woodhaven**

Listing Date: **11/14/24**

List Price: **\$320,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Okotoks**  
Year Built: **2007**

Finished Floor Area

Abv Sqft: **891**  
Low Sqft:  
Ttl Sqft: **891**

DOM

**6**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat:  
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 8`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>16`2" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`8" x 9`5"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$504**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**NC**

Legal Desc: **0710541**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











