

\$337,500 - 3104, 200 Community Way, Okotoks

MLS® #A2179630

\$337,500

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Woodhaven, Okotoks, Alberta

Ground Floor Gem in Sought-After Calvanna Village (+55 Complex) in Okotoks!

Welcome to this stunning ground-floor end unit in the highly desirable Calvanna Village in Okotoks. Boasting an abundance of natural light thanks to being an end unit with an extra window, this 2-bedroom, 2-full-bath home combines style, convenience, and comfort in a vibrant +55 community.

Step thru the door into this spacious, open-concept unit where you will find a large kitchen off to your right with a huge island that is perfect for entertaining or prepping that yummy holiday meal. Just beyond that is a large living space that is great for those wonderful family gatherings, or simply curling up on the couch with a great book! Once you are in the unit, off to the left you will find a large pantry for all your kitchen gadgets & food stuffs. This room doubles as your laundry room where your newer washer & dryer are located (2022). Speaking of newer appliances - the kitchen also features newer appliances (dishwasher & Fridge 2023 - fridge c/w an ice maker and water supply). Other upgrades to the unit include Air Conditioning (2022), quartz countertops (2023), pot lights & island lights (2023 & 2024). You will LOVE the flooring throughout the kitchen and living room areas which is beautiful wide plank medium dark laminate (ONLY allowed on main floor units) which goes great with the rich darker kitchen



cabinets. Moving on down the hall you will find a generous sized 2nd bedroom which is across the hall from your main washroom. Continuing down the hall you will find yourself in the very large primary bedroom where you will find warm, cozy carpet through the walk-thru double closet which then leads you to the ensuite bath which boasts beautiful tile flooring and floor to ceiling storage for all your linens!

Relax year-round with the comfort of in-suite air conditioning & In-floor heating, or you can head out to the balcony to fire up your gas BBQ, head on over to the clubhouse to take part in any number of activities or just shoot some pool, maybe even get your steps in at the gym space! TONS of options here at Calvanna! If you are heading out for the day - you can not get any closer to your underground parking stall - it is situated just steps away from your unit and it's HUGE - no worries on anyone dinging your doors in this stall...it's one of the only stand alone stalls on the property!!

Calvanna Village offers an active, community-focused lifestyle with a clubhouse featuring weekly events like music nights, card games, and bingo, plus pool tables, an exercise space, and more.

Located close to walking paths, pubs, coffee shops, restaurants, shopping, and all the amenities Okotoks has to offer, this no-pet, no-smoking unit is ideal for those looking for a low-maintenance, vibrant community lifestyle.

Built in 2008

Essential Information

MLS® #	A2179630
Price	\$337,500

Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3104, 200 Community Way
Subdivision	Woodhaven
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2L2

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Garbage Chute, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Breakfast Bar, Granite Counters, No Animal Home, Pantry, Recessed Lighting, Wired for Data
Appliances	Electric Stove, Garage Control(s), Microwave, Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer Stacked
Heating	In Floor
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 16th, 2024
Date Sold	November 19th, 2024
Days on Market	3
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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