



1401, 100 Banister Drive  
Okotoks, Alberta

MLS # A2318376



**\$460,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	GC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

This immaculate top-floor, south-facing 2-bedroom, 2-bathroom home in Lawrie Park offers mountain views, abundant natural light, an open layout, and the added privacy of no neighbours above or on one side. The bright open-concept design connects the kitchen, dining area, and living room, creating a practical space for everyday living and entertaining. The kitchen has stainless appliances, upgraded quartz counters, a corner pantry with lighting, and a fridge with water and ice. The home also features air conditioning, dimmer switches on most lights, upgraded tile flooring in the bathrooms, and a well-planned laundry room with extra storage. The primary bedroom has a unique bump-out that would make an excellent spot for a makeup vanity, office setup, or reading nook, and it includes a full ensuite with walk-in shower. The second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. The unit includes one heated underground parking stall with a large storage cage located directly in front of it. Residents of Lawrie Park enjoy access to community gardens, recreation areas, a nearby dog park, and excellent nearby walking paths, including the lovely pond and pathways in Wedderburn. Shopping, dining, and everyday services at Arcy Crossing are just a short walk away.