



GRASSROOTS
REALTY GROUP

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**1102, 100 Banister Drive
Okotoks, Alberta**

MLS # A2319080



\$480,000

Division:	Wedderburn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	980 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Metal Siding	Zoning:	GC
Foundation:	-	Utilities:	-
Features:	Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning south-facing corner unit, the highly sought-after "Stella" floor plan. Surrounded by expansive windows and featuring a thoughtfully designed layout, this bright and inviting home will impress from the moment you step inside. Welcoming foyer features a coat closet and laundry closet with built-in shelving. Open-concept living space is anchored by a chef-inspired kitchen offering abundant cabinet and counter space. Enjoy stainless steel appliances, including an upgraded refrigerator with water and ice dispenser, an induction stove, custom pull-out drawers added to select cabinets for enhanced functionality. Quartz countertops, large eat-up island that comfortably seats four, and a timeless neutral color palette complete the space. Dining area is enhanced with added molding details, creating an elegant finishing touch. Spacious living room features custom drapery (\$8,000 upgrade) and roller blinds on all floor-to-ceiling windows. Sliding patio doors lead to your sunny south-facing balcony, complete with a gas line for convenient BBQing. Stay comfortable year-round with central air conditioning. Primary bedroom easily accommodates a king-sized bed and features a spa-inspired ensuite with a double vanity, walk-in shower, and direct access to the walk-in closet. Second bedroom comfortably fits a queen-sized bed and is located adjacent to the shared four-piece bathroom with a tub/shower combination. Additional features include one titled underground parking stall (#121) and a dedicated storage unit conveniently located in front of the stall (#1102). Condo fees include heat, water, sewer and gas. Pets are permitted, subject to condo board restrictions. This exceptional corner unit combines style, comfort, and convenience in one beautiful package.