

**2405, 100 Banister Drive  
Okotoks, Alberta**

**MLS # A2223158**



**\$500,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	none
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** none

OPEN HOUSE THIS SATURDAY MAY 24th FROM 2-4pm! TOP FLOOR! CORNER UNIT! HIGH CEILINGS! Welcome to Lawrie Park! Located in the brand new community of Wedderburn in Okotoks. This charming home features almost 1100 sq.ft. of single-level living. With 2 spacious bedrooms and 2 bathrooms, each equipped with walk-in closets, this residence is designed for comfort and style. Step into the heart of the home, where an open-plan main area under high ceilings invites you in. The expansive living room, kitchen, and dining area are adorned with luxurious vinyl plank flooring that creates a seamless flow throughout. The stunning kitchen serves as the focal point, boasting a corner pantry, a large island with quartz countertops, and double sinks. Full-height, flat panel cabinetry with soft-close doors and brushed nickel pulls enhances both aesthetics and functionality. Modern stainless steel appliances and “LED recessed lighting add a touch of elegance to this culinary space. The primary bedroom is your personal retreat, offering generous space, a four-piece ensuite with double sinks, and a roomy walk-in closet. On the opposite side of the unit, the second bedroom ensures privacy and is conveniently located near a three-piece bathroom. The laundry room, situated just off the entry, features a stacked front-loading washer and dryer, along with additional storage. This residence also includes a titled underground parking stall, an outside parking stall, and a very large storage locker. Enjoy the outdoors on your giant TOP FLOOR CORNER UNIT NW facing balcony, complete with a roughed-in gas line. The community amenities include a landscaped central courtyard with bench seating, a community garden, and a basketball court, enriching your living experience at Lawrie Park. The location is unbeatable, offering easy access to the

newly opened D'Arcy Crossing Shopping Centre, major thoroughfares, schools, walking paths, and more!