



**GRASSROOTS**  
REALTY GROUP

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2406, 100 Banister Drive  
Okotoks, Alberta

MLS # A2242447



**\$369,900**

Division:	Wedderburn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	GC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Better Than New in Lawrie Park! Gorgeous new construction without the wait!! Welcome to this gorgeous, upgraded 2 bedroom, 2 bathroom TOP FLOOR condo in the desirable Lawrie Park building in Wedderburn, Okotoks. Still under warranty and loaded with thoughtful upgrades, this home blends comfort, function, and style. Step into a bright white kitchen featuring a massive island, quartz countertops, and durable LVP flooring throughout the main living space. The open concept layout is perfect for entertaining or everyday living. Both bedrooms are spacious, with the primary suite offering a full ensuite and great closet space. Extras like in suite laundry, air conditioning, and a large balcony (with mountain views on a clear day!) overlooking the dog park make this home even more appealing, especially in a pet friendly building! You'll also enjoy the convenience of a heated underground parking stall, separate storage locker, and low condo fees. Located in vibrant Wedderburn, you're close to walking paths, schools, and exciting new commercial development. This condo truly feels better than new, move in and enjoy maintenance free living at its finest!