



**GRASSROOTS**  
REALTY GROUP

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2106, 100 Banister Drive  
Okotoks, Alberta

MLS # A2263390



**\$355,370**

Division:	Wedderburn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Metal Siding	Zoning:	GC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this unique Brylee by Partners Homes, a thoughtfully designed 692sf (744 sq. ft. builders size) main-floor condo with 2 bedrooms and 2 full bathrooms, including a private, gated, patio. Unique because of the front door to the street, across from a dog park, and beside a pump track, playground, and pond with paths. The bright, open plan features knockdown ceilings, full-height kitchen cabinetry, and an upgraded appliance package. The kitchen provides generous storage and workspace including a quartz island for 4 to dine; there's a dedicated laundry room with storage shelves and a stacked washer and dryer. The primary bedroom has an ensuite with a walk-in shower and pot light, while the second bedroom and full bathroom offer flexibility for guests, roommates, or a home office and/or sewing/craft room. At this price, some UPGRADES ARE FREE; enjoy a gas stove, laminate through-out, upgraded closet shelves, and the black package for the door handles, hinges, etc. Located in Lawrie Park at Wedderburn in Okotoks, in a pet friendly nest of 4 buildings with garden boxes, a basketball court, and sitting area. Across the street, D&A Crossing offers access to daily essentials including Safeway, Starbucks, and Shoppers Drug Mart. A new K-9 school is just minutes away. Reach out today to learn more about the Brylee and secure this exceptional opportunity in one of Okotoks's most desirable new communities. There is NO GST on this immaculate kept home.