



**GRASSROOTS**  
REALTY GROUP

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**2106, 100 Banister Drive  
Okotoks, Alberta**

**MLS # A2263390**



**\$364,900**

Division:	Wedderburn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2024 (1 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 Lawrie Park, located on north side of Okotoks. This beautifully upgraded condo, built in 2024 and well cared for, is move-in ready. What makes this home truly special is the extra door to the gated patio, with street access across the road to the off-leash dog park. Enjoy having your own front door while still benefiting from low-maintenance condo living with snow removal, lawn care, and exterior upkeep are all taken care of. With only condo fees, taxes, power, and TV to consider, this is an excellent low-cost, lock-and-leave option, ideal for travellers, new home buyers, busy professionals, or anyone seeking simplicity without sacrifice. Inside, the open-concept design showcases 9-ft ceilings, large windows, and a modern aesthetic. The upgraded white kitchen features a gas stove, upgraded quartz island with built-in dining, extra drawers for storage, and a third drawer in the dishwasher. The condo has the black upgrade package with black door handles and hinges and bathroom fixtures; there are no rugs, just durable laminate flooring throughout. The living area flows directly to the private patio, which offers excellent privacy while sheer drapes allow natural light while maintaining discretion inside. The spacious primary suite includes an ensuite with a walk-in shower. The second bedroom is flexible—ideal for guests, hobbies, or as an office. Additional features include air conditioning, in-suite laundry, a heated underground parking stall (always a warm vehicle in winter), and a storage locker. Lawrie Park provides a true sense of community, with a private basketball court, community gardens, and gathering spaces. The surrounding Wedderburn neighbourhood includes walking paths, a pond, playground, pump track, off leash dog park and easy access to D&rsquo;Arcy Crossing with Safeway, Starbucks, PetValu, Shoppers Drug Mart. Calgary is just 15 minutes

away, making commuting simple and convenient. With modern upgrades, pet-friendly living, and immediate possession, this home combines the benefits of condo ownership with the comfort of your own private outdoor entrance. Move in and enjoy everything Lawrie Park offers.