



GRASSROOTS
REALTY GROUP

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**115, 280 Banister Drive
Okotoks, Alberta**

MLS # A2264132



\$184,500

Division:	Tower Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

This 614 sq. ft. main floor (no stairs to climb) one-bedroom apartment-style condominium is ideally situated in a quiet residential community, backing onto a school field with southern exposure and unobstructed rear views. The property features a series of recent upgrades including new vinyl flooring with enhanced underlay, fresh paint, new doors, partially updated lower kitchen cabinets, a new refrigerator, window coverings, countertops, toilet, shelving storage racks, and freshly painted door trim. As a corner unit, it benefits from an additional window between the living and dining areas, ensuring ample natural light throughout. The interior includes a split brick feature wall, a spacious living room with patio doors leading to a balcony, and both the bedroom and living room overlook a green space. The dining area adjoins the galley kitchen, while an updated four-piece bathroom is conveniently located off the main entryway. Additional amenities include in-suite storage and two surface parking stalls. This residence offers an excellent opportunity for young couples, seniors not wanting stairs or single professionals seeking comfort and convenience in a well-maintained setting. Walking distance to Starbucks, Safeway, Dollarama and many other convenient amenities. Also located close to the North end of Okotoks for closer access to Calgary for the commuter.