



**317 Banister Drive
Okotoks, Alberta**

MLS # A2291819



\$495,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Shed, Curtains, Curtain Rods, Blinds, Fire Pit, Fridge sold as-is

FULL STOP — Okotoks most affordable detached home! Welcome to this charming bungalow in Tower Hill, ideally located on the north end of town for an easy Calgary commute. With 1,087 sq ft above grade and a partially finished basement, this is a solid home with great bones and plenty of opportunity to make it your own with some cosmetic updates. The main floor offers an open-concept layout with a spacious living room centred around a cozy wood-burning fireplace, plus big south-facing windows that bring in tons of natural light. The kitchen has ample counter space and flows nicely into the dining area, with patio doors leading out to your south-facing deck with a BBQ gas line. Upstairs you’ll find two comfortable bedrooms, including a primary with its own 2-piece ensuite, a full 4-piece bathroom, and a dedicated office space with direct access to the backyard—perfect for working from home or a flex room. Downstairs, the partially developed basement gives you a large rec/games area, an additional full bathroom, laundry, and lots of storage—great space to finish off however you like. Outside, you’ve got a fully fenced yard with room to add a future detached garage, fire pit, storage shed, and a large side parking pad. You’re in one of Okotoks’ most convenient pockets—walkable schools (public & catholic), parks within walking distance, rec centre minutes away, and a straight shot into Calgary This is a smart option for first-time buyers, investors, or anyone looking to get into the detached market in Okotoks without stretching the budget.