



**4102, 100 Banister Drive
Okotoks, Alberta**

MLS # A2302338



\$357,021

Division:	Wedderburn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

Welcome to the Brylee by Partners Homes, a thoughtfully designed 2 bedroom, 2 bathroom main floor condo in Okotoks, located in the sought after community of Lawrie Park at Wedderburn. Offering 744 sq ft of well planned living space, this new construction condo combines a functional layout, modern finishes, and full new home warranty, making it an ideal option for first time buyers or downsizers seeking low maintenance living in Okotoks. The bright open concept layout features knockdown ceilings, full height kitchen cabinetry, an upgraded backsplash, and added drawers for enhanced storage and everyday functionality. The kitchen is designed with efficiency in mind, offering generous counter space and a practical flow for both daily use and entertaining. A complete stainless steel appliance package is included, featuring an upgraded fridge and upgraded range. A dedicated laundry room with stacked washer and dryer adds convenience while keeping the main living space organized. The primary bedroom includes a private ensuite with a walk in shower and pot light, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office setup. Additional upgrades include full air conditioning, a gas line, a raised outlet in the living room for a wall mounted TV, and an additional pot light in the shared bathroom. The north facing exposure helps maintain a consistent and comfortable temperature throughout the year. This pet friendly condo offers low condo fees and is located directly across from a dog park, making it a great option for pet owners. Lawrie Park at Wedderburn is a well planned Okotoks community with walking paths, green spaces, playgrounds, and mountain views. Located just 15 minutes south of Calgary, this home is steps from D’Arcy Crossing with convenient access to Safeway, Starbucks, Shoppers Drug

Mart, and other everyday amenities. A new K to 9 school is also located nearby. An excellent opportunity to own a modern condo in Okotoks with a functional layout, upgraded finishes, and a well connected location.