

4102, 100 Banister Drive  
Okotoks, Alberta

MLS # A2267716



## \$357,021

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

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

**Inclusions:** NA

Welcome to the Brylee by Partners Homes, a thoughtfully designed 744 sq. ft. main-floor condo offering 2 bedrooms and 2 full bathrooms in the community of Lawrie Park at Wedderburn in Okotoks. This well-planned home combines a functional layout with modern finishes and is backed by full new home warranty coverage, making it an excellent option for first-time buyers or downsizers seeking low-maintenance living in a growing community. The bright, open-concept layout features knockdown ceilings, full-height kitchen cabinetry, upgraded backsplash, and added drawers in the kitchen for enhanced storage and everyday functionality. A complete appliance package is included, with upgraded fridge and range, making this home truly move-in ready. The kitchen offers generous counter space and efficient workflow, ideal for daily living and entertaining. A dedicated laundry room with stacked washer and dryer adds convenience and keeps living spaces clutter-free. 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. 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. North-facing exposure helps keep the home bright and comfortable year-round. Residents enjoy pet-friendly living, low condo fees, and a dog park located directly across the street. Lawrie Park at Wedderburn offers a connected lifestyle with walking paths, green spaces, playgrounds, and scenic mountain views. Located just 15 minutes south of Calgary, the home is also steps from D&rsquo;Arcy Crossing, providing convenient access to Safeway, Starbucks, Shoppers Drug Mart, and other everyday amenities. A new K&ndash;9 school is also

just minutes away. Reach out today to learn more about the Brylee and secure this exceptional opportunity in one of Okotok's most desirable new communities.