

780-978-0157  
jenniferstudent@me.com

1113, 100 Bannister Drive  
Okotoks, Alberta

MLS # A2167180



**\$414,462**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2024 (0 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 Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 361
<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the AVA model by Partners Homes, a stunning 897 sq. ft. condo located in the highly sought-after Lawrie Park community. This main floor unit offers easy access and features a spacious south-facing 34-foot balcony, perfect for enjoying sunlight and fresh air. Inside, this thoughtfully designed unit boasts two large bedrooms with walk-in closets, including a primary bedroom with a luxurious 4-piece ensuite. The modern kitchen comes with a large island, ample cabinetry, and a corner pantry, providing plenty of storage and workspace. The open living room offers versatility for relaxing or entertaining. This unit also includes Energy Star-rated appliances, LED lighting, and industry-leading soundproof flooring systems, ensuring comfort and sustainability. Lawrie Park offers top-notch common areas equipped with security cameras, entry card readers, and personalization options for upgraded features. Designed for sustainable, comfortable living, this condo is the perfect blend of modern convenience and value. Move-in is expected in spring 2025—don't miss your opportunity to own this incredible property. Schedule your showing today to discover the exceptional quality and design of the AVA model at Lawrie Park!