

# \$425,900 - 1307, 100 Banister Drive, Okotoks

MLS® #A2235365

**\$425,900**

2 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.00 Acres

Wedderburn, Okotoks, Alberta

Welcome to the Ava model by Partners, a well-designed 897 sq. ft. condo in the heart of Wedderburn, one of Okotoks's™ most vibrant new communities just 15 minutes south of Calgary. This brand new 2 bedroom, 2 bathroom home offers a functional layout, high-quality upgrades, and scenic views with a large balcony and a gas BBQ line for outdoor living. The kitchen is as beautiful as it is practical with two tone cabinets extended to the ceiling, upgraded countertops and backsplash, a walk-in corner pantry, and additional drawers for added storage. A full appliance package including an upgraded fridge, range, hoodfan and built-in microwave is included, along with a central island perfect for cooking or gathering. Durable luxury vinyl plank flooring runs throughout the home, with luxury vinyl tile in the bathrooms for added durability. The primary suite includes a spacious walk-in closet and a large ensuite complete with a walk-in shower and a built-in makeup desk. The second bedroom and full bathroom are located on the opposite side of the unit for added privacy, and full-sized in-suite laundry is included for convenience. Other upgrades include central air conditioning, quartz countertops, window blinds, and 9'™ ceilings that enhance the sense of space and light. Titled underground parking and a secure storage locker are included, offering peace of mind and extra room for your belongings. Set in the amenity-rich community of Wedderburn,



youâ€™ll enjoy easy access to walking paths, greenspace, playgrounds, and a future school site. With Dâ€™Arcy Crossing just across the streetâ€”home to Starbucks, Safeway, Shoppers Drug Mart, and more, youâ€™ll have everything you need within minutes. Estimated possession is late summer to early fall. Come see everything the Ava at Lawrie Park has to offer!

Built in 2024

**Essential Information**

MLS® #	A2235365
Price	\$425,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1307, 100 Banister Drive
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5Y2

**Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage, Basketball Court
Construction	Brick, Cement Fiber Board, Concrete, Metal Siding

## Additional Information

Date Listed	June 30th, 2025
Days on Market	7
Zoning	GC

## Listing Details

Listing Office	eXp Realty
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