

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

MLS® #A2235365

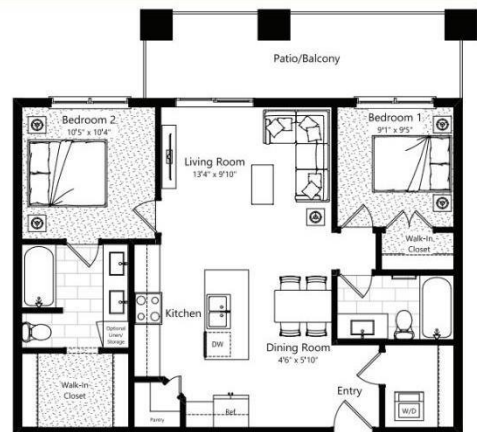
\$425,900

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	9
Zoning	GC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.