



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 BANISTER Drive, Okotoks T1S 1E4**

MLS®#: **A2162562**      Area: **Tower Hill**      Listing Date: **09/06/24**      List Price: **\$519,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$20k, 13-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **1980**      Abv Sqft: **1,090**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,059 sqft**      Ttl Sqft: **1,090**  
 Lot Shape:

DOM

**52**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Dog Run,Garden,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Oven,Range,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 12`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 15`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 15`9"</b>	<b>Office</b>	<b>Main</b>	<b>9`1" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 12`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 6`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`6" x 25`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>14`5" x 10`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`6" x 14`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010296**

Zoning:  
**R-1**

Remarks

Pub Rmks: **This cozy bungalow is a charmer with its separate side entrance leading right to the basement—perfect for in-laws, grown kids, or anyone who likes their own dramatic entrance. Upgrades to new vinyl siding, shingles, and windows that practically wink at you. Inside, French doors open to a deck big enough for backyard lounging, and the laminate floors gleam throughout. The kitchen is bright and fully loaded with newer appliances, ready for everything from Sunday brunch to midnight snacks. The living room has a wood-burning fireplace for those nights when you want ambiance, warmth, or just an excuse to burn last year's tax documents. The main floor has two comfy bedrooms, including a master with its own 2-piece ensuite because even bungalows know the value of a little privacy. Head downstairs, and you'll find a giant recreation room that's basically a blank canvas for your next hobby , plus an extra room perfect for a home office. Outside, the large yard has a storage shed and a cozy fire pit that basically demands marshmallows. Great curb appeal and a welcoming vibe make this house the perfect blend of style, comfort, and "I actually want to live here" practicality.**

Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













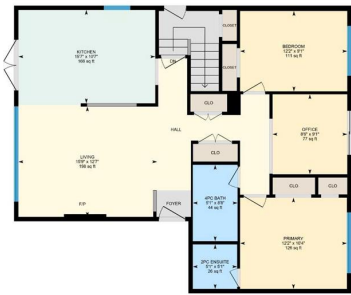






317 Banister Dr, Okotoks, AB

Main Floor Exterior Area 1090.24 sq ft



0 3 6 ft

PREPARED: 2024/06/06



White regions are excluded from total floor area in GAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

317 Banister Dr, Okotoks, AB

Basement (Below Grade) Exterior Area 1022.65 sq ft



0 3 6 ft

PREPARED: 2024/06/06



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