



THE
A-TEAM

**RE/MAX
FIRST**

100 BANNISTER Drive #1113, Okotoks T1S 5Y2

MLS® #: **A2167180** Area: **Wedderburn** Listing Date: **09/23/24** List Price: **\$414,462**
 Status: **Active** County: **Foothills County** Change: **+\$12k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **897**
 Low Sqft:
 Ttl Sqft: **897**

DOM

58
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Basketball Court, BBQ gas line, Courtyard, Storage**

Construction: **Brick, Cement Fiber Board, Concrete, Metal Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9' 10" x 13' 4"	Dining Room	Main	5' 10" x 4' 6"
Bedroom	Main	10' 4" x 10' 5"	Bedroom	Main	9' 5" x 9' 1"
4pc Ensuite bath	Main	8' 0" x 8' 0"	3pc Bathroom	Main	5' 6" x 9' 1"

Legal/Tax/Financial

Condo Fee: \$361	Title: Leasehold	Zoning: GC
Legal Desc: 2410321	Fee Freq: Monthly	

Remarks

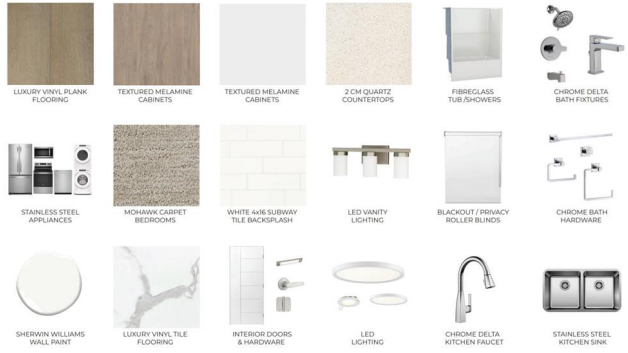
Pub Rmks: **Welcome to the AVA model by Partners Homes, a stunning 897 sq. ft. condo located in the highly sought-after Lawrie Park community. This main floor unit offers easy access and features a spacious south-facing 34-foot balcony, perfect for enjoying sunlight and fresh air. Inside, this thoughtfully 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!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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

Lawrie Park | Ava
2 Bedroom
2 Bathroom
+/- 897 SQ FT





LAWRIE PARK
by partners

STANDARD SPECIFICATIONS

APPLIANCES
Standard

partners
Developments Group

<p>STANDARD LEVEL 1 Whisper French Door Refrigerator</p> <p>Features: Capacity: 22 Cu Ft 18" interior shelves bottom wire Freezer on top Dimensions: Width: 35 1/2" Depth: 35 1/2" Height: 70 1/2"</p> <p>Wetap # W01933972</p>	<p>STANDARD LEVEL 1 Whisper Over The Range Microwave/Hood Fan Combo</p> <p>Features: Capacity: 17 Cu Ft 200 - 900 - 900 watt Dimensions: Width: 29 1/2" Depth: 17 1/2" Height: 31 1/2"</p> <p>Wetap # W01933976</p>
<p>STANDARD LEVEL 1 Whisper Electric Range</p> <p>Features: Capacity: 5.5 Cu Ft Self-cleaning Convection Bake Dimensions: Width: 30" Depth: 24 1/2" Height: 36 1/2"</p> <p>Wetap # W01933955</p>	<p>STANDARD LEVEL 1 Whisper Front Load Electric Dryer + Whisper Front-Load Washer</p> <p>Features: Capacity: 7.4 Cu Ft Dimensions: Width: 27" Depth: 30" Height: 39"</p> <p>Wetap # W01933949W</p>
<p>STANDARD LEVEL 1 Whisper Built-In Dishwasher</p> <p>Features: Capacity: 12 place settings Cutlery tray Delay start Control lock Self-heating Dimensions: Width: 24" Depth: 24 1/2" Height: 34 1/2"</p> <p>Wetap # W01933942</p>	<p>STANDARD LEVEL 1 Whisper Front-Load Electric Dryer + Whisper Front-Load Washer</p> <p>Features: Capacity: 5 Cu Ft Dimensions: Width: 27" Depth: 30" Height: 39"</p> <p>Wetap # W01933949W</p>

partners www.partnershomes.ca **partnershomes.ca**

Features **Lawrie Park**
by partners

The Partners difference

For 25 years, we have been creating thoughtfully planned communities, constructing more than 2,400 homes.

Our home styles suit a variety of lifestyles where families of all backgrounds and life stages can plant their roots and thrive.

Peace of mind

- Smoke and carbon monoxide detectors for safety.
- Secured common areas, parks and entrances.
- Energy efficient solutions for long-term energy savings and reduction in energy costs.
- Improved air-quality ventilators for wellness.
- Homeowner recovery program with 1, 3, 5, and 10 year coverage to protect your investment.
- Variety of upgrade features available for home personalization.
- 24-hour designer choice interior colour display for effortless selections.

Built for sustainability and livability

- Energy Star rated appliances.
- ERV heat recovery ventilator.
- LED lighting throughout.
- Quiet tank system for private living.
- Industry leading sound attenuation flooring system for minimal sound transfer and impact noise.
- Durable exterior materials.

partners www.partnershomes.ca **partnershomes.ca**

Features **Lawrie Park**
by partners

Build a better life

- 52 thoughtfully designed condominium apartments.
- Stays in last every 100 ft. from 122 square feet with no balcony to 1,126 square feet with 2,662 square feet.
- Modern architecture with a nod to both craftsman and postmodern styles.
- Storage locker and tiled parking stall with each unit.
- Central vestibule courtyard with bench seating, community garden, and fountain area.

Stylish, modern kitchens

- Quiet floorplans with 2 recessed LED lighting and knock-down vanity feature.
- To bring full range the panel cabinetry with soft close doors and drawers equipped with brushed nickel pulls.
- Quartz countertops with a polished chrome sink, full backsplashes and front door set options for your modern retreat kitchen design.

Spa-inspired bathrooms

- Quiet courtyards with undermount rectangular or oval.
- Brushed chrome single handle faucet.
- Vanity full length mirrors.
- Gas lined soap case tubs and showers, as per plan.
- Exaggerated toilet bowl with slow-close seat.
- Quartz vanity areas (as per plan).

Unsurpassed interior details

- Stainless steel kitchen with stainless steel for both main and secondary kitchen areas.
- Full height flat panel cabinetry.
- 1" thick solid oak 2" wide door casing and 1" door header in common areas with brushed nickel pulls.
- Quartz countertops with a polished chrome sink, full backsplashes and front door set options for your modern retreat kitchen design.
- Stainless steel kitchen with stainless steel for both main and secondary kitchen areas.
- Full height flat panel cabinetry.
- 1" thick solid oak 2" wide door casing and 1" door header in common areas with brushed nickel pulls.
- Quartz countertops with a polished chrome sink, full backsplashes and front door set options for your modern retreat kitchen design.
- Stainless steel kitchen with stainless steel for both main and secondary kitchen areas.
- Full height flat panel cabinetry.
- 1" thick solid oak 2" wide door casing and 1" door header in common areas with brushed nickel pulls.

Superior common areas

- Entry card readers.
- Stainless steel in hallways, building entrance areas and porches.
- Control lock for easy maintenance and reduced impact.
- Modern entrance door feature with parking, full and overhead vestibule with recessed light.

partners www.partnershomes.ca **partnershomes.ca**