

**257 Banister Drive
Okotoks, Alberta**

MLS # A2238389



\$479,900

Division:	Suntree		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,454 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Alley Access, Asphalt, Garage Door Opener, On Street, Paved, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: n/a

Welcome to 257 Banister Drive in the desirable area of Suntree Heights in North Okotoks! This home has been well-maintained and is for sale for the first time in decades. With a fantastic location close to new shops and amenities, this home features many recent upgrades and a large amount of space, making it an ideal choice for growing families at an affordable price. New features include BRAND NEW CARPET and BRAND NEW PAINT in the entire house! The house is situated on a nice and sunny lot, with ample parking out front, a detached garage that has never been used for parking, so it's in mint condition, and a paved alleyway. Inside the home features a spacious kitchen with a BRAND NEW DISHWASHER and lots of light on the main floor, thanks to the many large windows and South exposure. There is also a half bath on the main floor, as well as closets, a pantry space, and numerous cupboards. Upstairs features all-new carpet, as mentioned earlier, along with three large bedrooms and a full bathroom. The master is huge - plenty of space for a king-size bed and side tables, two closets and a 2-piece ensuite bathroom. The unfinished basement features an excellent layout for future development, with high ceilings that make it feel spacious. The yard is fenced and a great size for kids and pets! Come see this outstanding opportunity to live in a family-friendly community today.