



GRASSROOTS

REALTY GROUP

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**16 Drake Landing Street
Okotoks, Alberta**

MLS # A2301000



\$760,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: Soffit lights, Garage heater (electric) Garage storage shelves, Storage shelf in basement, bonus room cabinets

If perfection could describe a home... then this is it!! Rarely do you find a home that has been this well maintained by a homeowner! Stunning curb appeal welcomes you and invites you inside. The large entranceway is bright and sunny with natural light from the large windows. The stunning hardwood leads you through this functional floorplan that includes a closed office space on the main floor. The well appointed kitchen has high end kitchenaid appliances, gleaming quartz countertops, loads of storage, a large pantry, and provides a trendy sit up island. The open floorplan is sure to please with large windows looking out to the west facing yard. Settle into the cozy living room with gas fireplace and make this a spot to create family memories. Host dinners and events in your dining and outdoor space, the covered screened deck is the perfect place to spend evening around the outdoor fire while still having privacy and no bugs!! The upper level is huge. Enjoy the massive bonus room, 3 large bedrooms, convenient upper floor laundry, and a primary suite that is sure to impress. Large windows, a stunning ensuite, and a spacious closet will make this primary retreat your favorite place in the home. The lower level is clean, drywalled, and ready for any storage or development you may need in your home. Enjoy the perfectly landscaped yard backing onto paths that will lead you to ponds, playgrounds, shopping and more. Drake Landing is a convenient north end location that is perfect for city commuters. With A/C, heated garage, built in vacuum system, stunning soffit lights, all you really have to do is move in and enjoy all the bells and whistles this home offers. Book your showing today.