



**123 DRAKE LANDING Loop
Okotoks, Alberta**

MLS # A2301815



\$549,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad, Plug-In, Rear Drive, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Pergola, Shed, Venetian Blinds

****OPEN HOUSE - SAT & SUN!! JUNE 27 11:00 - 1:00pm & JUNE 28 2:00 - 4:00pm.** WELCOME to this STUNNING DETACHED 2-STOREY HOME offering 2,028 SQ FT of TOTAL DEVELOPED LIVING SPACE featuring 4 BEDROOMS, 3.5 BATHROOMS, 3 CAR PARKING w/POWER in the SOUGHT-AFTER COMMUNITY of DRAKE LANDING in OKOTOKS that still has NEW HOME WARRANTY until 2029!!! Situated on a LARGE OVERSIZED 3,731 SQ FT CORNER LOT, DIRECTLY ACROSS FROM A PARK + GREEN SPACE, w/2 ADDITIONAL PARKS JUST A SHORT WALK AWAY, this home offers an unbeatable combination of LOCATION, LIFESTYLE + FAMILY-FRIENDLY CONVENIENCE. Featuring a LOW-MAINTENANCE ROCK GARDEN FRONT YARD w/CLEAN, MODERN CURB APPEAL, you'll appreciate the welcoming FRONT PORCH and beautiful surroundings from the moment you arrive. Step inside to a BRIGHT + INVITING FOYER highlighted by 9’ CEILINGS, MODERN LVP FLOORING + NEUTRAL TONES that flow seamlessly throughout the OPEN-CONCEPT MAIN FLOOR. The LIVING ROOM is warm + welcoming, centered around a STYLISH ELECTRIC FIREPLACE w/CUSTOM SHELIVING, creating the perfect space to relax, unwind + gather w/family + friends. The KITCHEN is truly the HEART OF THE HOME, designed w/2-TONE CABINETRY, QUARTZ COUNTERTOPS, SS APPLIANCES w/GAS STOVE + a CENTRAL ISLAND perfect for prep + casual dining. A CORNER PANTRY provides ample storage, while the thoughtful layout makes cooking + entertaining feel effortless. The layout flows effortlessly into the DINING AREA, ideal for both everyday meals + hosting guests. A 2 PC BATH is discreetly tucked near the back door — ideal for guests + everyday use. Upstairs, you’ll find 3 BEDROOMS,**

including a SPACIOUS PRIMARY RETREAT feat. a WALK-IN CLOSET w/SHELVING to keep your wardrobe organized + a PRIVATE 4 PC ENSUITE complete w/a SOAKER TUB — perfect for relaxing after a long day. The 2ND + 3RD BEDROOMS are GOOD-SIZED + share a 4 PC BATH, while UPPER-LEVEL LAUNDRY adds everyday convenience. The FULLY DEVELOPED BASEMENT expands your living space even further, offering a LARGE FAMILY/REC ROOM, a 4TH BEDROOM + a 3 PC BATHROOM — perfect for guests, teens, or extended family. Additional features include an AIR FILTRATION SYSTEM, LVP + CARPET FLOORING THROUGHOUT + a layout designed for MODERN FAMILY LIVING. Step outside to your PRIVATE BACKYARD, set on a SPACIOUS 3,731 SQ FT LOT, complete w/a DECK, BBQ GAS LINE, GARDEN AREA + SHED — perfect for summer BBQs, relaxing evenings, or letting kids + pets play freely. The REAR PARKING PAD offers 3 PARKING STALLS + has POWER ALREADY RUN TO IT WITH CONVENIENT OUTLETS FOR VEHICLE PLUG-INS, adding valuable year-round functionality. Rear lane access provides additional convenience + flexibility. Located in the VIBRANT COMMUNITY of DRAKE LANDING, you're surrounded by PARKS, PLAYGROUNDS, WALKING PATHS + SCHOOLS, including ÉCOLE BEAUSOLEIL just a short walk away — making this an ideal location for families. w/quick access to shopping, amenities + major routes, you'll enjoy being part of a welcoming, connected neighbourhood!!!