



**GRASSROOTS**  
REALTY GROUP

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15 Drake Landing Street  
Okotoks, Alberta

MLS # A2303894



**\$635,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,713 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE May 2 from 1-3 PM. This wonderful family home is on a very quiet street, close to walking paths, ponds, playgrounds, and an outdoor skating rink in the winter. Situated on a nice sized lot with a big back yard and alley access, this is a great neighborhood full of big beautiful homes and friendly neighbors that have a tightly knit community. With 3-bedrooms and 2.5 bathrooms, plus a practical layout this home has a ton of features you'll love. Ceilings and large windows bring in plenty of natural light. The main floor features an open-concept design with upgraded hardwood flooring through the living, dining, and kitchen areas. The kitchen has granite counters, stainless appliances, and wonderful wood cabinets. Upstairs includes a bonus room that works well as a second living space, office, or playroom, along with the convenience of an upstairs laundry room with its own window. The spare bedrooms are both a nice size, and the closets have full doors. The primary bedroom has a 5pc ensuite bathroom with double sinks, quartz counters, separate tub and shower, plus a walk-in closet. The unfinished basement has big windows and lots of open space for future development or storage. The double attached garage is outfitted with plenty of storage and shelving, and it fits 2 full sized vehicles. The home also has a water softener, and the yard is outfitted with a large deck, raised garden bed, some lovely trees, and plenty of room for kids or pets to play.