



# GRASSROOTS

REALTY GROUP

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108 Drake Landing Court  
Okotoks, Alberta

MLS # A2304866



## \$629,000

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Covered, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** TN

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Quartz Counters, Vinyl Windows

**Inclusions:** none

Welcome to this beautiful detached two storey home offering 2,431 sq. ft. of developed living space, complete with 4 bedrooms and 3.5 bathrooms, 21'x21' detached garage, paved laneway, plus an additional covered carport. Ceramic and hardwood flooring carries through the main, with fresh carpet upstairs, and LVP at the lower level. This home was part of Drake Landing Solar Community, decommissioned in 2024 this home was converted to traditional heating systems, all the home's major components are freshly installed! Roof 18 months new, Stove, Fridge within 2yrs. Kitchen just received a new facelift as well. Home also includes AirConditioning. Inside, you're greeted by a bright foyer with Neutral finishes that carry throughout this freshly painted home. The living room feels warm and comfortable, centered around a gas fireplace, an ideal spot to relax or entertain. The kitchen truly anchors the main level, showcasing updated cabinetry, quartz countertops, stainless steel/black appliances, and a central island perfect for prep or casual meals. Laundry on the main is conveniently tucked near the back entry. The main level half bath is centrally located within the main level. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk in closet and a private 4 piece ensuite. The additional two bedrooms are well sized and share a 4 piece bathroom. The fully finished basement offers even more living space with a large family/rec room, a fourth bedroom, and a 3 piece bathroom perfect for guests or teens. Did I mention the mechanical room &ndash; with NEW Furnace and Hot Water Tank. Outside, the home is sitting on a generous 4130 sq. ft. lot. With a mature tree in the front for added privacy. Low maintenance garden beds fully fenced back yard features a deck and lots of space ideal

for summer evenings or letting kids and pets play. Drake Landing is a vibrant, family friendly community with parks, pathways, playgrounds, and nearby schools, including French and English elementary and high schools just a short walk away. You're also close to shopping, amenities, and major routes. This home is truly move in ready and offers the perfect blend of space, style, and location in one of Okotoks's most sought after neighbourhoods.