



**6 Drake Landing Grove  
Okotoks, Alberta**

**MLS # A2306180**



**\$775,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2017 (9 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>	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Paved, Private, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Wardrobe in Primary Bedroom

Welcome to 6 Drake Landing Grove, where yardwork is not a thing! This fully finished 3-bedroom bungalow is truly move-in ready and packed with features you'll love. A spacious front entry welcomes you, with a convenient 2-piece powder room just off the foyer. The main floor features vaulted ceilings throughout, including the primary bedroom. The kitchen has your favourite quartz countertops and plenty of space to cook and gather. The open-concept dining and living areas flow seamlessly, making entertaining a breeze. The gas fireplace adds warmth and comfort, with built-in shelving to showcase your favourite pieces. Walk out of the basement to the xeroscaped backyard, where you can enjoy nearby walking paths and the pond just steps away. The expansive deck looks out over the backyard and features a gas BBQ line, making outdoor living relaxing and easy. The primary bedroom offers a large built-in wardrobe, a second closet, and an ensuite with a large tiled shower and stand alone soaker tub. The main floor also includes laundry and access to the oversized, double-attached garage which offers plenty of storage. Downstairs, the fully finished basement features a large bedroom with a good-sized window, ideal for a private office. The large family room with a wet bar and space for a pool table and more. Also, there's a full 4-piece bathroom and a second bedroom, ideal for guests or extra living space. You'll also find a spacious utility room and separate storage area, perfect for seasonal items or a home gym. Outside, the covered lower patio with concrete floor creates another inviting space to relax. The backyard is fully fenced with low-maintenance white vinyl fencing and turf, plus quick access to maintained walking paths. What are you waiting for? Book your showing today!