



**64 Drake Landing Crescent  
Okotoks, Alberta**

**MLS # A2307166**



**\$789,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,404 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Pool Table and accessories

Amazing find!!! Backing onto Drake Landing Soccer Park, these homes don't come on the market often. This 5-bedroom house gives you over 3300 sq ft of living space and room for everyone. Step inside and you've got a flex room right off the front entry, plus a practical mudroom and laundry space off the garage with a 2-piece bath. Head to the back and the recently renovated kitchen is set up to impress with new quartz counters, tall white cabinets, stainless steel appliances, a big breakfast bar, and a corner pantry with extra countertop space for a coffee bar/toaster prep area. The living room is warm and inviting with a gas fireplace and tile surround, and the breakfast nook looks out over the yard with easy access to the deck. Upstairs, you'll find 4 spacious bedrooms and a large bonus room, perfect for movie nights or a kids' hangout. There's also a 5-piece bathroom nearby. The primary bedroom feels like a retreat with plenty of space and a 5-piece ensuite that includes a corner soaker tub and separate shower. The basement is inviting, friendly adding even more space with a huge family room, a 4-piece bathroom, and a 5th bedroom. The 23x22 garage is insulated, drywalled, and heated. This home packs in value, space, and a great location. You don't want to miss it!! Book your showing today with your favourite Realtor!