



**30 Drake Landing Common  
Okotoks, Alberta**

**MLS # A2309617**



**\$699,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well appointed home in the desirable community of Drake Landing, offering a functional layout and versatile living spaces for today's modern family. The main floor features a bright, open concept design with large windows that provide an abundance of natural light. A dedicated office or reading nook adds flexibility for those working from home or seeking a quiet retreat. The living, dining, and kitchen areas flow seamlessly, creating an ideal space for both daily living and entertaining. The upper level offers three spacious bedrooms, including a comfortable primary suite, along with a bonus family room perfect for a secondary living area, media space, or children's playroom. Convenient upper level laundry adds to the home's practical design. The fully finished basement includes two additional bedrooms, a full bathroom, and a generous family room, providing excellent space for guests, extended family, or recreational use. The exterior features a landscaped yard with seasonal annuals that bloom beautifully, creating an inviting outdoor space to enjoy throughout the warmer months. Ideally located close to parks, pathways, schools, and local amenities, this home offers a great balance of space, comfort, and convenience.