



**221 Drake Landing Lane
Okotoks, Alberta**

MLS # A2310263



\$614,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola over patio

Welcome to 221 Drake Landing Lane in Okotoks, a well-appointed family home nestled on a quiet cul-de-sac. This residence offers a warm, light-filled vibe with thoughtful updates throughout. On the main floor, hardwood floors flow underfoot, guiding you from the inviting living room featuring a gas fireplace to a bright dining room bathed in natural light. The kitchen makes family life and entertaining a breeze, with a large corner pantry and a newer oven (2023), making everyday cooking a pleasure. A convenient mudroom off the back door, with a tile floor and main floor laundry (new laundry machines in 2024), leads out to a south-facing backyard ideal for outdoor living. Upstairs, you’ll find three comfortable bedrooms, including a primary suite with its own ensuite and a generous walk-in closet. The fully finished basement expands your living space with an insulated floor, a full bathroom featuring a jetted bathtub, an additional bedroom, and a welcoming family room—perfect for movie nights, playtime, or a quiet retreat. Outdoor highlights include central-vac, a low-maintenance composite deck built in 2025, vinyl fencing for privacy, and a stamped concrete patio with a pergola, a solar-powered charger on the shed roof for your outdoor tools — creating seamless transitions for outdoor entertaining. The double detached garage is insulated, adding practicality and year-round storage. Other notable updates include a furnace replacement and an on-demand water heater system installed in 2025. This home combines comfort, modern touches, and a superb location in a friendly community that’s easy to love. Schedule your tour today and imagine the lifestyle this Okotoks gem can offer your family.