GRASSROOTS REALTY GROUP

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29 Drake Landing Loop
Okotoks, Alberta

MLS # A2311520

$750,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	TN
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Dry Bar, Granite Counters, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Speakers in the Bonus room and on the main floor. Shelving and wall brackets in garage

Welcome to this open and airy 2 storey, 2207 sq. ft. family home. Situated in Drake Landing one of Okotoks most desired neighbourhoods. As you enter the spacious sunny foyer you are greeted with an open to above staircase. For your convenience there is a home office with built in cabinetry and french pocket doors. The open concept kitchen and great room are perfect for entertaining your friends or enjoying time with the family. You may appreciate the durable hand scraped engineered hardwood flooring in the main living area and kitchen. The warm and cozy gas fireplace is a much loved feature in the great room. The kitchen offers a walk through pantry with plenty of storage for all the groceries. The sparkling stainless steel appliance package includes a built in 5 burner gas cook top, hood fan, a built in electric convection oven, microwave, built in dishwasher and the fridge is a double door/bottom freezer style with water and ice maker. Trendy tile back splash compliments the granite counter tops. The central island makes a great spot to gather. The breakfast nook accommodates a large table and there is a recessed area for a hutch. You will love the large window over looking the deck and the well treed back yard. On the upper level the principal bedroom is spacious and boasts a luxurious en-suite with a soaker tub, separate shower, double sinks, a make up vanity and a private water closet. The walk in closet offers ample room for an extensive wardrobe. The laundry room includes the washer and dryer, it also features a linen closet. The 2 additional bedrooms are a perfect size for the children with a 4 piece main bathroom. The family will enjoy the large bonus room on movie nights and you will find the dry bar handy for the popcorn machine, snacks and a wine fridge for the beverages. A mud room and a powder room are located by the garage entrance. The

double attached garage is 24' x 24' is insulated and offers some storage shelves and a work bench. The large pie shaped corner lot is fenced around the side and back yard including a fenced off dog run. The trees have maturing nicely to enhance your privacy while you spend time on the deck with a south west exposure. Plenty of space for your BBQ (natural gas hook up is in place) and room for deck furniture. The basement is undeveloped with roughed in plumbing for a future bathroom and is waiting for your plans to make it all yours. Central air conditioning for your comfort during hot summer days. Drake Landing has plenty to offer your family including an up and coming shopping center, a French immersion school, walking paths and great access to Hwy 2 if you are commuting to Calgary. Don't let this Home Sweet Home slip through your fingers call your favourite Realtor today!

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