



**18 Drake Landing Crescent
Okotoks, Alberta**

MLS # A2312430



\$795,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Stair Lift (can stay or go) Window Coverings, TV Mounts (basement TV is negotiable - TV in Bonus room does not work and will be removed)

Welcome to your next chapter in the highly desirable community of Drake Landing! This beautifully maintained 4-bedroom, 2-storey home with a fully finished basement offers the perfect combination of space, comfort, thoughtful upgrades, and an unbeatable setting. Backing onto green space with no rear neighbours and a quiet backyard retreat, you'll love the privacy and peaceful views this home provides. Whether you're enjoying your morning coffee on the patio or watching the kids play, this backyard setting is hard to beat. The yard is equipped with in-ground sprinklers to help keep everything looking its best. Step inside to a bright, open-concept layout designed for everyday living and effortless entertaining. The spacious kitchen is the heart of the home, offering an inviting space to gather with family and friends while remaining connected to the living and dining areas. Upstairs offers generous bedroom space, while the fully developed basement creates even more room for movie nights, guests, hobbies, or a growing family. A stair lift to the basement is currently in place and can remain for accessibility needs or be removed at the buyer's preference. This home was built with comfort and efficiency in mind and has been thoughtfully upgraded throughout. Energy-conscious features include upgraded triple-pane windows, R50 attic insulation, R20 basement insulation, and upgraded carpet underlay with Delta Membrane for added warmth and comfort. Major recent updates provide exceptional peace of mind, including a new furnace and hot water tank (2023), central air conditioning (2023), new garage door opener (2023), and new shingles (2024). The insulated garage is complete with built-in shelving, offering fantastic storage and organization. Homes with this combination of location, upgrades, efficiency, and green space views don't come along often

— come see why Drake Landing continues to be one of Okotoks’ most loved communities.