



**43, 105 Drake Landing Common  
Okotoks, Alberta**

**MLS # A2315297**



**\$384,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** n/a

\*Open House Saturday June 13, 2-4pm\* Discover this beautifully maintained 2-storey townhouse in the heart of the highly sought-after Drake Landing community in Okotoks. With fresh paint throughout, brand new carpet on the main and upper levels, central air conditioning for year-round comfort, this home feels bright, welcoming, and truly move-in ready. Additionally, this home includes two dedicated parking stalls for added convenience. Step inside to a spacious living room bathed in natural light from a large window, creating a warm and inviting space for family and friends. The generous kitchen is a standout, featuring abundant cabinetry, a stylish tile backsplash, a convenient pantry, a new dishwasher, and a practical breakfast bar—perfect for casual meals or morning coffee. Adjacent, the dining area enjoys two sunny south-facing windows that flood the space with light, while opening directly onto a private south-facing back deck, ideal for summer BBQs, evening relaxation, or simply enjoying the fresh air. Upstairs, the primary bedroom offers a generous size with a large two-door closet for ample storage. Two additional well-proportioned bedrooms provide flexibility for family, guests, or a home office. A full 4-piece bathroom with tub/shower combination and elegant tile surround ensures comfort, complemented by a handy linen closet in the hallway. The fully finished basement enhances the living space with a cozy recreation room, an extra bedroom, a convenient 3-piece bathroom with a walk-in shower, a laundry area, and smart under-stairs storage. A new water heater provides peace of mind for years to come. This premium location in Drake Landing is second to none—steps from all levels of schools for the kids, quick access to grocery stores, charming coffee shops, and a variety of restaurants. Enjoy the nearby scenic River

Valley with its beautiful walking paths, just minutes from vibrant downtown Okotoks. Easy highway access makes commuting a breeze to Calgary and beyond. The complex is pet-friendly with board approval, and you'll love the close proximity to off-leash dog parks. This exceptional townhouse truly offers the perfect blend of modern comfort, thoughtful design, and an unbeatable lifestyle in one of Okotoks's most desirable neighborhoods.