



**41 Drake Landing Crescent  
Okotoks, Alberta**

**MLS # A2316574**



**\$795,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,142 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<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>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** All attached storage in garage, A/C,

Beautifully maintained home in the heart of one of Okotoks most family friendly communities - Drake Landing. Nicely positioned on a corner lot, this home is sure to impress just driving up to the property. Step up to the front porch and notice the newer doors and windows before even entering the home. Inside the spacious entryway you will immediately notice the pride of ownership this original owner home has been blessed with. Gleaming updated hardwood floors (2023) lead through the open floor plan to the front flex room and the stunning kitchen and living space. Enjoy natural light throughout with the TRIPLE PANE WINDOWS (2023). This unique floor plan combines separation of space with the openness you will love when entertaining family and friends. Enjoy cooking dinners in the hub of the home with plenty of cupboards, counter space, stainless appliances, a gas stove, and a sit up breakfast bar. The large dining space opens up to the west facing deck- a perfect place for summer bbq's.. The cozy living space has vaulted ceilings , a beautiful gas fireplace, and a romantic cabin like feel with floor to ceiling windows and arched entryways. You will love the spacious mud room and walkthrough pantry (larger than most homes) and provides the perfect use of space for busy families. The functional layout of the upper level provides a full bathroom, a large bonus room, and 3 good sized bedrooms. The primary suite is a retreat in itself, with enough room for king sized furniture, a large walk in closet, and a raised ensuite. Feel like royalty while you relax in your large soaker tub after a long day at the office. The fully developed lower level(2021) provides additional family living space, 2 more bedrooms(with above grade windows) , another full bathroom , and plenty of storage. You will be impressed with the oversized garage, offering a clean space for storage, and the

toys and vehicles. The professionally landscaped yard (2024) is icing on the cake for this home. Concrete curbing, lush green grass, perennial beds , underground sprinklers, newer rock pathways and sitting area, all blend together in a serene setting you will appreciate. Enjoy the green space behind, take the kids and pets on walk on the pathway system that lead to schools , shopping, playgrounds, soccer fields, the recreation complex, the river, and so much more. Okotoks pathway system is truly a gateway to all the things this amazing town has to offer. This north location is perfect for the morning commute to the city. This AIR-CONDITIONED(2019) home shows 10/10 inside and out ... everything has been lovingly maintained. There is nothing left to do here besides move in and create the care-free lifestyle you are longing for. Make an appointment to view today!