



**GRASSROOTS**

REALTY GROUP

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**121 Drake Landing Manor  
Okotoks, Alberta**

**MLS # A2317707**



**\$899,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,079 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, No Back Lane,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Storage		

**Inclusions:** Storage shed

Welcome to your dream home in Drake Landing! Perfectly positioned on an oversized pie-shaped lot, this exceptional air-conditioned residence offers more than 3,800 sq. ft. of beautifully developed living space, combining luxury, comfort, and functionality for modern family living. From the moment you arrive, you'll appreciate the pride of ownership and extensive upgrades found throughout this immaculate 4-bedroom, 3-bathroom home. Oversized windows bathe the interior in natural light, creating a bright, welcoming atmosphere and highlighting the home's contemporary design. The thoughtfully designed main floor is both elegant and practical, featuring a spacious foyer that make everyday living effortless. At the heart of the home, the impressive great room showcases soaring ceilings and an open-concept layout that flows seamlessly into the chef-inspired kitchen. Complete with granite countertops, premium stainless steel appliances, a large walk-in pantry, and a convenient walkthrough butler's pantry, this space is perfectly suited for family gatherings and entertaining on any scale. Upstairs, you'll discover four generously sized bedrooms, a versatile bonus room, and a conveniently located laundry room. The luxurious primary retreat offers the perfect place to unwind, featuring a spa-inspired ensuite and an exceptionally large walk-in closet designed to accommodate every wardrobe. The basement provides an incredible extension of your living space, offering a massive family and recreation area ideal for movie nights, game days, or hosting large gatherings. A substantial storage room ensures everything has its place. Step outside and prepare to be impressed. The oversized pie lot creates a backyard oasis rarely found in today's market. Enjoy summer evenings on the expansive deck, watch children and pets play in the enormous yard, or

take advantage of the dedicated dog run, underground irrigation system, and storage shed. Whether you're entertaining guests or simply enjoying a quiet evening outdoors, this backyard delivers space and privacy in abundance. With its outstanding floor plan, extensive upgrades, oversized double attached garage, and incredible outdoor living space, this is a rare opportunity to own a truly exceptional home in one of Okotoks' most sought-after communities. A property of this caliber offers the perfect blend of luxury, practicality, and room to grow for years to come.