



**19 Drake Landing Way
Okotoks, Alberta**

MLS # A2318653



\$600,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, OT		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, See Remarks, Stone Counters, Vinyl Windows		

Inclusions: Murphy Wall Bed (Basement)

Fully finished family home located in the desirable community of Drake Landing in Okotoks. Thoughtfully updated and meticulously maintained, this move-in ready two-storey features over 1500 sq. ft. of developed (and AIR CONDITIONED) living space, a double detached garage (both HEATED and OVERSIZED), and additional RV or trailer parking. Greeted by charm, curb appeal, and a covered front porch overlooking green space, this home makes an inviting first impression. With an abundance of natural light, the bright and welcoming main floor features newly installed laminate, fresh paint, and a functional floor plan designed for everyday living. The tastefully updated kitchen prioritizes purpose with numerous cabinets, quartz countertops, modern tile backsplash, stainless steel appliances, central island, and dedicated dining area. Upstairs is host to two generous secondary bedrooms, a well-appointed main bath, and an oversized primary suite featuring dual closets and private 4-piece ensuite. The fully finished lower level was carefully considered and completed with spacious rec. room, large laundry and storage area, and bathroom rough-in for future development. The private, west facing backyard is fully fenced and finished, with the raised rear deck taking centre stage, creating the perfect outdoor space to relax, entertain, or watch the kids play. The impressive 25' x 24' double garage features an 8 ft. overhead door, workbench, and built-in storage while the additional parking pad provides ample space for trailers, recreational vehicles, or extra parking. Ideally situated within the sought-after community of Drake Landing, close to schools, shopping and more, with walking paths, dog parks, playgrounds, and soccer fields steps from your front door. Welcome home! Welcome to one of Okotoks' most family friendly communities!