GRASSROOTS REALTY GROUP

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138 Drake Landing Loop
Okotoks, Alberta

MLS # A2319873

$575,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	TN
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Pantry, Soaking Tub		

Inclusions: shed

WELCOME to this AMAZING FORMER SHOWHOME in the highly sought-after community of DRAKE LANDING! Offering 4 BEDROOMS, 3.5 BATHROOMS, a FULLY FINISHED BASEMENT and an OVERSIZED HEATED DOUBLE DETACHED GARAGE, this beautiful home delivers exceptional value and incredible curb appeal. The charming EAST-FACING COVERED FRONT VERANDA is the perfect place to enjoy your morning coffee while taking in this family-friendly neighborhood. Step inside to a BRIGHT OPEN-CONCEPT layout featuring a spacious front flex room, ideal as a HOME OFFICE, playroom, or guest retreat. The CHEF'S KITCHEN is designed for everyday living and entertaining with GRANITE COUNTERTOPS, loads of workspace, a corner pantry, and a generous dining area that easily accommodates family gatherings. The inviting living room is anchored by a cozy CENTER GAS FIREPLACE, creating the perfect atmosphere for relaxing evenings at home. Upstairs, the spacious PRIMARY RETREAT offers a walk-in closet and a luxurious ensuite complete with a DEEP SOAKER TUB and SKYLIGHT, bringing in beautiful natural light. Two additional bedrooms and a full bath provide plenty of room for children or guests, while the OVERSIZED UPPER LAUNDRY ROOM is a refreshing bonus rarely found in today's homes. The FULLY FINISHED BASEMENT expands your living space with a fourth bedroom, a lovely 3-piece bathroom, and a large family room or recreation space—perfect for movie nights, teenagers, or extended family. Outside, you'll appreciate the oversized HEATED DOUBLE GARAGE and additional storage shed complete with compressor and plenty of room for tools and hobbies. LOCATION is everything, and this home truly delivers! Situated close to SCHOOLS, PARKS, PLAYGROUNDS, WALKING PATHS, and

all the amenities that make Okotoks such a desirable place to call home, you'll love the sense of community and convenience. This MOVE-IN READY property offers an AMAZING opportunity to enjoy the best of Drake Landing and LIVE YOUR BEST LIFE in one of Okotoks' most popular neighborhoods!

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