



**GRASSROOTS**

REALTY GROUP

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**135 Drake Landing View  
Okotoks, Alberta**

**MLS # A2323799**

**\$750,000**



<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), See Remark		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

This is one of those homes that just feels warm the second you walk in. The vaulted ceilings, natural light, hardwood floors, wood cabinetry, and stone fireplace give it a cozy feel without losing the practicality of a family home. The main floor has a great layout with an open kitchen, dining, and living area that feels easy to spend time in. The kitchen has tons of character with rich wood cabinetry, stainless steel appliances, a stone backsplash, pantry, and a large island where everyone will naturally end up gathering. There are two bedrooms and a full bathroom on the main level, while the entire upper floor is dedicated to the primary suite. It feels private and tucked away, with a large bedroom, walk-in closet, and a spacious ensuite with dual sinks and a soaker tub. The finished basement adds even more usable space with a big rec room, another bedroom, full bathroom, laundry, and storage, perfect for guests, kids, movie nights, or a separate hangout area. Out back, the yard feels private and mature, with trees, shrubs, a deck, and green space behind. It gives the home a peaceful feel while still being close to parks, pathways, and everyday amenities. With 4 bedrooms, 3 bathrooms, a finished basement, double attached garage, and a great Drake Landing location, this home has a lot of personality and a layout that makes everyday living feel easy.