GRASSROOTS REALTY GROUP

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110 Drake Landing Gardens Okotoks, Alberta

MLS # A2326941

$775,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	TN
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Attached Shelves in Front office, Bathroom mirrors, TV Mount, Floating Shelf in living room

Charming, stylish, and loaded with features, this beautiful home in Drake Landing offers everything today’s buyers are looking for. Located in one of Okotoks’ most sought-after communities, you’ll love the excellent school boundaries, quick access to Highway 2 for an easy commute to Calgary, endless walking paths, and being just minutes from the popular off-leash dog park. The oversized double garage is a standout with incredible mezzanine storage, perfect for keeping everything organized. Step inside this air-conditioned home and you’ll instantly feel like you’ve walked into the pages of a magazine. From the stunning feature wall and front office to the convenient walk-through pantry and stylish kitchen featuring quartz countertops, a gas cooktop every chef will love, and stainless steel appliances, every space has been carefully designed. The east-facing backyard fills the home with beautiful morning sunshine, while the décor, wallpaper, and overall feel create a home you’ll never want to leave. Outside, you’ll appreciate the fully fenced backyard, perfect for kids, pets, and summer evenings. Upstairs is where this home truly shines with the highly sought-after four bedrooms upstairs floor plan. Three spacious kids’ bedrooms (including one with mountain views), a full family bathroom with a double-sink quartz vanity, a bonus room, and a gorgeous primary retreat with east-facing views, a good-sized walk-in closet, and a beautiful ensuite featuring a double-sink quartz vanity with gorgeous faucets, a tiled soaker tub, and a full shower make this an ideal family layout. The basement adds even more living space with a large recreation room, fifth bedroom, and a bathroom that’s already roughed-in and ready for your finishing touches. Homes offering this much space, this layout, and this level of style

rarely come available at this price point. Come discover why so many families love calling Drake Landing home!

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