



GRASSROOTS
REALTY GROUP

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100 Drake Landing Common Okotoks, Alberta

MLS # A2330045



\$799,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Shed, TV Mounts

Incredible value in this beautifully updated family home, offering over 2,500 sq. ft. of thoughtfully designed living space with room for everyone to live, work, and entertain comfortably. Featuring 4 spacious bedrooms upstairs, a large bonus room, a fully finished basement with an additional bedroom and full bathroom, plus a main-floor office that can easily function as a 6th bedroom, this home delivers the space and flexibility today's families are looking for. Step inside to a bright, open-concept layout where high ceilings and oversized windows fill the home with natural light. The main floor is designed for both everyday living and entertaining, offering a perfect blend of formal and casual spaces. A formal living room and dining room provide an elegant setting for hosting guests, holiday gatherings, or special occasions, while the private office just off the entrance offers the ideal space for working from home, a playroom, or accommodating overnight guests. The heart of the home is the expansive kitchen, complete with granite countertops, stainless steel appliances, abundant cabinetry, a large central island, and generous prep space. It flows seamlessly into the dining area and welcoming living room, creating an inviting space for everyday family living and entertaining while overlooking the beautifully landscaped backyard. Upstairs, you'll find 4 generously sized bedrooms, including a spacious primary retreat featuring a luxurious five-piece ensuite with dual vanities, a deep soaker tub, a separate shower, and plenty of room to unwind. The large bonus room offers even more flexible living space, ideal as a media room, games room, or second family room. The fully finished basement extends the home's functionality with an additional bedroom, a full bathroom, and a spacious recreation area that's perfect for teenagers, guests, or multi-generational living.

Extensively refreshed with fresh paint, new flooring, updated trim, interior doors, and more, this home offers a modern, move-in-ready feel from top to bottom. Outside, the beautifully landscaped backyard backs directly onto a walking path, providing added privacy, peaceful views, and easy access to outdoor recreation. It's the perfect place to relax, entertain, or enjoy the quiet surroundings. Located in the highly sought-after community of Drake Landing, you'll enjoy being close to schools, parks, shopping, restaurants, and an extensive network of walking paths while still enjoying the peaceful atmosphere that makes this neighbourhood so desirable. Offering exceptional square footage, versatile living spaces, quality updates, and an outstanding location, this is a rare opportunity to own a turnkey home that truly delivers outstanding value for your family.