



GRASSROOTS
REALTY GROUP

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133 Drake Landing Heath Okotoks, Alberta

MLS # A2335639



\$889,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,522 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Low Maintenance La		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub, TV mounts

Welcome to 133 Drake Landing Heath, an exceptional home in one of Okotoks's most sought-after communities. Thoughtfully designed with space, style, and flexibility in mind, this impressive property offers 6 spacious bedrooms, 5 bathrooms, and over-the-top functionality for growing families, multi-generational living, or those who love to entertain. The bright, open-concept main floor is the heart of the home, where a stunning oversized island overlooks the inviting living room, complete with a beautiful fireplace. A dedicated main-floor den provides the perfect space for a home office, study, or playroom, while the modern layout creates effortless flow for everyday living and hosting family and friends. (Don't forget to take a peek at the GIANT Party - perfect for Costco runs.) Upstairs, you'll find an incredible and rare feature—two primary suites, each complete with its own walk-in closet, with one offering dual walk-in closets and the other a luxurious ensuite featuring a steam shower. The remaining bedrooms are generously sized, ensuring comfort for everyone. Step outside to a beautifully designed, low-maintenance backyard featuring composite decking, a hot tub, and plenty of room to relax or entertain. Backing onto a rear lane offers added privacy, while a nearby playground makes this an ideal location for families. The fully developed basement offers outstanding versatility with a separate entrance leading to an existing 2-bedroom illegal suite (subject to municipal approvals and permitting if a buyer wishes to legalize or use it as a secondary suite). The lower level also features a full bathroom, an impressive purpose-built media room, and a flexible area ideal for a future kitchenette or stylish wet bar. Modern, spacious, and exceptionally well designed, this remarkable home offers the perfect balance of luxury, functionality, and flexibility.

in the highly desirable community of Drake Landing. A rare opportunity you won't want to miss!