



GRASSROOTS
REALTY GROUP

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9 Drake Landing Square Okotoks, Alberta

MLS # A2336452



\$875,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	1,669 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Steam Oven, TV Mounting Bracket, Hot Tub		

Experience the best of both worlds in Drake Landing. Bare land condo living combined with the privacy, space, and feel of a single-family detached home. This beautifully upgraded bungalow offers convenient main-floor living, an upper loft for a home office or den, and a fully finished lower level. Originally purchased from the builder as a showhome-level property, this home has since undergone extensive additional upgrades by the current owner. The main floor features an open-concept layout connecting the chef's kitchen, dining area, and living room. Soaring vaulted ceilings enhance the living and dining areas, while a gas fireplace creates a warm focal point. The gourmet kitchen combines designer finishes with exceptional functionality, featuring quartz counters, two-tone cabinetry, a 36-inch Wolf gas cooktop, and Miele stainless steel appliances including a Steam combi oven, and warming drawer. A butler's pantry with microwave adds valuable storage and workspace. The expanded deck off the kitchen extends your living space outdoors. The main-floor primary suite offers the convenience of bungalow living, with a gorgeous ensuite featuring tile flooring, double sinks, and an oversized tile and glass shower. A half bathroom and main-floor laundry in the mudroom add practicality. The upper loft provides flexibility for an office, den, reading area, or quiet retreat. The fully finished lower-level features 9-foot ceilings, two bedrooms, a full bathroom, and a large family/media room with a full wet bar and second electric fireplace. An ideal space for entertaining, guests, or family gatherings. A dual-zone furnace with central air conditioning provides year-round comfort, gemstone lights on 3 exposed sides, while the rear heated double-attached garage adds secure parking and storage. For buyers seeking the feel of a detached home with the benefits of bare land

condo living, this property delivers an exceptional combination of space, upgrades, flexibility, and low-maintenance lifestyle. Drake Landing offers parks, pathways, golf, schools, shopping, and easy access to everything Okotoks has to offer.