



GRASSROOTS
REALTY GROUP

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**38 Drake Landing Drive
Okotoks, Alberta**

MLS # A2346184



\$799,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Distinguished by an exceptional balance of scale, superior craftsmanship, and a prime location, this 2,370-square-foot Morrison-built home in Drake Landing represents the ideal combination of luxury and family-focused design. Freshly painted from top to bottom and presented in flawless turn-key condition, this 5-bedroom residence caters effortlessly to modern living with three distinct pillars homebuyers seek: an unbeatable neighborhood, a meticulously planned floor plan, and premium interior finishes throughout. The main level introduces a versatile floor plan designed for both productivity and seamless entertaining. A dedicated main-floor den serves as a great space for working from home or for children's homework area. At the center of the home, the spacious great room offers a warm, welcoming gathering point that flows into the sunlit breakfast nook. The executive kitchen is built for efficiency and style, appointed with extended kitchen and granite countertops, expansive 42-inch upper cabinetry providing superior storage capacity, a built-in microwave and a highly practical walk-through pantry. The back mudroom is functional for the whole family. An elegant staircase framed by wrought-iron railings leads to the second level. The primary suite serves as a true sanctuary, complete with a lavish 5-piece spa-inspired ensuite designed to soothe away the day with a deep soaking tub, standalone shower, and dual vanities. The walk-in closet is oversized and can accommodate a large wardrobe. There are two generously proportioned secondary bedrooms—each distinguished by its own private walk-in closet—and a full central bath. To the front of the home there is a multi-functional upper bedroom/bonus room and den. Creating a personal space tailored to your family's requirements. The

fully finished lower level significantly expands the home's total living space. This floor features a massive recreation room ideal for a home gym or media center, a quiet fifth bedroom, and a full 3-piece bathroom. Storage capacity is a standout feature, offering an extraordinary amount of dedicated space for seasonal gear and household organization. Elevating the property's daily convenience, the home also includes a rare second washer and dryer setup. The furnace, hot water tank and central air conditioning have been recently replaced in the last few years. Enjoy the oversized 22x25 garage that is insulated and drywalled. Positioned on a prime lot directly backing onto a peaceful green space with an integrated walking path, the home offers exceptional privacy and serene natural views. Step right out your back door to enjoy miles of interconnected scenic trails, neighborhood playgrounds, and expansive parkland. Situated in the highly coveted community of Drake Landing, this property provides an elevated lifestyle defined by natural beauty, outdoor recreation, and convenient access to local amenities.