



GRASSROOTS
REALTY GROUP

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23 Drake Landing Boulevard
Okotoks, Alberta

MLS # A2347810



\$599,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

OPEN HOUSE Sat Sept 26 12-2PM --- This open concept Drake Landing home is well designed, meticulously maintained, and filled with thoughtful upgrades. As you enter you will notice the wide open main floor with high ceilings, living room gas fireplace, oversized windows and a stunning kitchen design. The Kitchen has tons of cabinets, a large island for the family to gather around, upgraded stainless steel appliances, subway tile backsplash, and quartz countertops. Just off the Kitchen is a convenient mudroom leading out to your back deck. Main also features a large dining room space and a powder room. Head upstairs where you'll find the primary bedroom with walk-in closet and 5pc ensuite bathroom. Also find 2 additional bedrooms, a great little office nook/flex area, another 4pc bathroom and the ultra-convenient laundry! The recently finished basement is an ideal retreat and includes a spacious family room, a 4pc bathroom, kitchenette/bar, and office/den. Cool off in the hot summer months with this home's central air conditioning. Outside in the backyard you'll find a large deck that leads down to your spacious back yard and oversized (24x24) double detached garage. Drake Landing is one of Okotok's hottest communities and this home is located just a short walk to the local schools and shopping, located just around the corner from 48th Street, access to Calgary is quick and direct.