



GRASSROOTS
REALTY GROUP

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**2 Drake Landing Road
Okotoks, Alberta**

MLS # A2348875



\$695,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 2 Drake Landing Road in the desirable community of Drake Landing, Okotoks. This beautifully maintained home offers almost 3,000 sq. ft. of developed living space, with 3 bedrooms, 3 bathrooms, and plenty of room for any family. The main floor welcomes you with an impressive open-to-above foyer and a versatile den that could be used as a home office, playroom, or even converted into a bedroom. The bright open-concept living area flows into the updated kitchen and dining space, creating a great layout for both everyday living and entertaining. A 2-piece bathroom, 9-foot ceilings, and a large walk-through pantry connecting the kitchen to the garage add even more everyday convenience. Upstairs, you'll find two spacious bedrooms, a 3-piece bathroom, laundry room, and a large bonus room that can easily adapt to your family's needs. The primary bedroom is a standout, featuring large windows, a custom oversized walk-in closet, and a private ensuite. The fully developed basement adds even more space with a third bedroom and spacious rumpus room, perfect for movie nights, a play area, or additional living space. Situated on a corner lot, this home offers a generous backyard with plenty of room for kids, pets, entertaining, or simply enjoying the outdoors. Additional upgrades include a newer furnace, new water softener, tankless hot water system and central A/C. Located close to schools, shopping, restaurants, and everyday amenities, this is a home that offers both space and convenience in one of Okotoks' desirable communities. Don't miss your opportunity to make 2 Drake Landing Road your new home!