



GRASSROOTS
REALTY GROUP

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**109 Drake Landing Cove
Okotoks, Alberta**

MLS # A2349042



\$814,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,692 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Firepit, Shed, TV Brackets		

**** OPEN HOUSE SATURDAY 3RD OCTOBER 2-4PM**** Immaculate 4-bedroom family home with over 2,690 sq ft, extensive upgrades and a spectacular south-facing pie-shaped backyard backing onto greenspace! Welcome to this beautifully maintained family home, ideally situated on a quiet cul-de-sac and backing onto greenspace with mature trees. Offering an exceptional combination of space, style and functionality, this home has been thoughtfully updated with triple-glazed windows throughout, luxury vinyl plank flooring on the main level, fresh paint and updated lighting. The impressive curb appeal is complemented by an extended-width driveway, covered front porch and oversized heated garage. Step inside to a spacious entrance with a new front door and a welcoming main floor featuring a versatile office or flex room, perfect for working from home, and a convenient laundry/mudroom. The spacious kitchen is sure to impress with dark cabinetry, a corner pantry, newer appliances including a double oven and fridge with water and ice, and a massive island with raised eating bar. The adjoining dining area features an attractive feature wall and access through a new back door to the huge deck with glass railing. The inviting living room offers a cozy gas fireplace with tiled surround and lovely views of the backyard. A refreshed 2-piece bathroom with a new vanity and quartz countertop completes this level. Upstairs, you'll find four bedrooms, a spacious vaulted bonus room and a thoughtfully designed family layout. The upgraded railing, charming window seat on the landing and updated window coverings add to the appeal. The massive primary retreat features a huge walk-in closet and a luxurious 5-piece ensuite with dual vanities, makeup desk, tiled shower, separate toilet and a relaxing soaker tub. Three additional good-sized bedrooms and a

well-appointed 5-piece main bathroom with dual sinks and a tub/shower combination complete the upper floor. The basement offers an excellent layout and is ready for your ideas, providing plenty of potential for additional living space. Additional features include central air conditioning, a newer hot water tank and water softener, and the oversized heated garage. The spectacular south-facing pie-shaped backyard is truly a standout feature. Professionally landscaped with over \$40,000 invested, this incredible outdoor space boasts beautiful rock features, a firepit area and a storage shed. The massive low maintenance deck is perfect for entertaining, summer BBQs or simply relaxing while enjoying the beautiful views of the greenspace beyond. With its immaculate presentation, extensive upgrades, functional family-friendly layout and incredible outdoor space, this exceptional home offers everything your family needs to enjoy comfortable living for years to come! [View 3D tour/multimedia.](#)