



GRASSROOTS
REALTY GROUP

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**116 Drake Landing
Okotoks, Alberta**

MLS # A2350590

\$524,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Pool Table

Welcome to 116 Drake Landing Loop, ideally located in the popular community of Drake Landing with quick access to Highway 2 and Highway 2A, making commuting in and out of Okotoks extremely convenient. This corner lot home sides onto a walking path and is just steps from a playground. The main floor features 9-foot ceilings, a private den with double doors, and a comfortable living room centred around a gas fireplace. The kitchen offers granite countertops, dark cabinetry, black appliances, a corner pantry, and a central island, while the adjoining dining nook provides direct access to the backyard. Upstairs, you'll find three bedrooms, 2 full bathrooms, and conveniently located laundry. The spacious primary bedroom includes a walk-in closet and a five-piece ensuite with double sinks, a soaker tub, separate shower, and private water closet. The unfinished basement provides additional space to customize to suit your needs, and the existing pool table is included for the future owner to enjoy. The yard offers plenty of flexibility for future plans, build a detached garage, or explore RV parking. With a functional layout, excellent commuter access, pathway and playground proximity, and plenty of potential to make it your own, this home is a great opportunity to get into Drake Landing.