



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**113 Drake Landing Heath
Okotoks, Alberta**

MLS # A2351988

\$720,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	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, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY OCTOBER 17TH FROM 11AM TO 1PM****Welcome to 113 Drake Landing Heath, a beautifully maintained, fully developed 2-storey home tucked into a quiet cul-de-sac in the sought-after community of Drake Landing. Offering over 2,600 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms and a fully finished walkout basement, this home delivers an ideal combination of space, functionality and an exceptional setting backing onto green space and a walking path. The main floor is bright and inviting, featuring 9' ceilings, hardwood flooring through the main living area and an open-concept layout designed for everyday living and entertaining. The spacious kitchen is the heart of the home with granite countertops, a large island with breakfast bar, refinished cabinetry, stainless steel appliances, built-in oven, electric cooktop and plenty of workspace. A convenient walkthrough pantry provides direct access between the kitchen and attached double garage, while the adjoining dining area and comfortable living room with gas fireplace overlook the backyard and green space beyond. Step outside onto the upper deck for an easy extension of the living space and a great place to relax or dine outdoors. Upstairs offers an incredibly versatile layout with the primary bedroom, an additional bedroom, a spacious bonus room and a separate family room, giving you multiple options for relaxing, entertaining, working from home or creating a dedicated kids' space. The primary retreat features a large walk-in closet, a 5-piece ensuite with dual sinks and a soaker tub, along with a west-facing window capturing mountain views. A full 4-piece bathroom and convenient upper-level laundry complete this floor. The fully developed walkout basement adds even more living space with luxury vinyl plank flooring through the main

recreation area, a wet bar with sink and bar fridge, two additional bedrooms and a full bathroom. Ample storage, including a linen closet and large under-stair storage area, adds everyday practicality. Walk directly out to the fenced and landscaped backyard, where a rock patio beneath the deck creates another outdoor seating area with the green space and pathway just beyond. Additional features include central air conditioning installed in 2025, a water softener, newer hot water tank, carpets replaced in 2022, updated dishwasher and washer/dryer in 2023, and a garage door replaced in 2024. Set on a generous lot with no neighbours directly behind, this home takes full advantage of Drake Landing's outdoor lifestyle. Enjoy direct access to the pathway network and nearby parks, playgrounds and green spaces, with schools, shopping and everyday amenities conveniently close by. With a fantastic family-friendly floor plan, multiple living spaces, a walkout basement and a beautiful location backing onto green space, this is a home with room to live, grow and enjoy everything Okotoks has to offer.