

## 15 Drake Landing Drive Okotoks, Alberta

**MLS # A2255305**



# \$750,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Drake Landing                              |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,428 sq.ft.                               | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 5                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                                                                                                                                   |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | NA                                                                                                                                                |                   |    |

**\*OPEN HOUSE, Sat. Oct 11, 2-4pm\*** Discover this warm and welcoming family home in Drake Landing, featuring modern updates and a layout designed for everyday living and entertaining. Step into the inviting foyer with open to below ceilings that create a bright and airy first impression. The renovated kitchen is a true standout, featuring white cabinetry, quartz countertops, a stylish tile backsplash, and a corner pantry for added storage. The sunny breakfast nook is perfect for casual meals, while the adjoining living room with a cozy gas fireplace sets the stage for family gatherings. A large formal dining room and a second living space on the main floor add versatility and room to entertain. With five bedrooms upstairs, there's no shortage of space for a growing family. The main floor bedroom can offer flexibility as a private office or den. Upstairs, the primary suite has a walk in closet and an ensuite with a soaker tub, walk in shower, and water closet. Three additional generously sized bedrooms, plus convenient upper level laundry, ensure comfort and practicality. The unfinished basement awaits your personal touch, offering endless possibilities—whether you need more bedrooms, a rec room, or multi-generational living space. Dual furnaces and air conditioners keep the home comfortable year round. Enjoy summer evenings in the south facing backyard, complete with a large deck ideal for family barbecues and entertaining. California shutters throughout the main floor elevate the style, while the mudroom offers convenient access to the double attached garage. Located in the family friendly community of Drake Landing, you'll love being close to schools, parks, shopping, and with quick access to the city. This home truly has the space and layout to grow with your family for years to come. Check out the virtual tour.