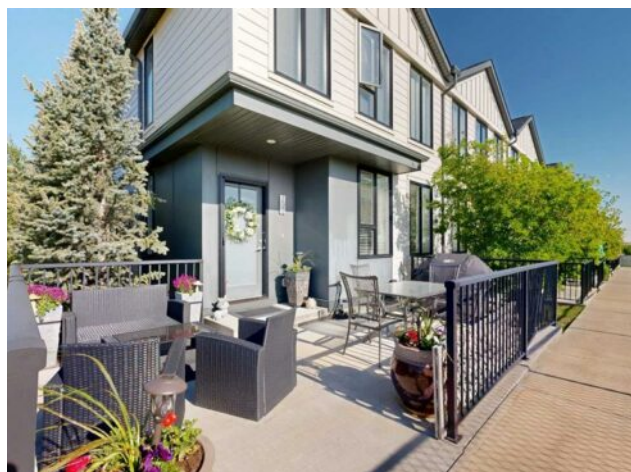


## 102 Drake Landing Wynd Okotoks, Alberta

**MLS # A2259218**



# \$525,000

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Other, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** 2 remotes for the garage door opener

Welcome to this fully developed two-story townhome in the sought-after community of Drake Landing! This BuiltGreen, total of 4 bedrooms end-unit townhome offers a double attached rear garage and directly faces a town play park and green space, making it an ideal location for families or anyone who enjoys nature views. Inside, you will find a thoughtfully designed layout with quality finishes throughout. The main floor showcases an open-concept design with gorgeous kitchen boasting floor to ceiling stylish, white cabinetry with subway tile backsplash, a pantry, and oversized granite island with an attached dining table that is perfect for everyday meals or entertaining. Adjacent to the kitchen is the great room which features huge picture windows facing west showing off the greenspace. The lower level has been professionally developed boasting a recreation area, bedroom, which is large enough to accommodate a king sized bed, and full four piece bath. Upstairs offers comfort and convenience with a generous sized primary suite including walk-in closet and spa-like bath offering tub/shower, 2 sinks dropped into granite countertop and luxury plank flooring. There are 2 additional good-sized bedrooms plus a full four piece bath. And to top it off, a separate laundry room with shelving and storage areas completes the level. Additional highlights of the home features maintenance free Hardie board siding and a spacious front patio with metal rail fencing, perfect for enjoying the outdoors and park views. This home offers exceptional value, comfort, and location. Don't miss the opportunity to make it yours---a must see!!