



GRASSROOTS
REALTY GROUP

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6 Drake Landing Gate Okotoks, Alberta

MLS # A2230916



\$774,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: none

OPEN HOUSE SATURDAY 13th., 12:30-2:00.... Offering Balance and Harmony! Treat yourself to this breathtaking Air Conditioned 4 bedrooms, 4 bathrooms, and 3101 sq. ft. of beautifully designed living space filled with natural light from the openness and the oversize north facing windows. The open concept presents a spacious kitchen with large island, newer appliances, granite countertops, white subway tile backsplash, walk-thru pantry to laundry/mud room and access to double attached garage. The dining area hugs you with massive windows overlooking the MASSIVE yard SHADED with TALL Swedish Columnar Aspens and a beautiful fenced line of hollyhocks and perennials. The OVERSIZE large composite tiered deck provides lots of room to BBQ and entertain large family gatherings. The dining room/kitchen flows seamlessly into the cozy living room, centered around a sleek contemporary gas fireplace and shares the back yard views through the same oversize windows. The main floor also offers a home office, 2-piece bath. The upper level is open and airy featuring a step up bonus room that is currently set up as a place to unwind and relax. Rest in style in the spacious primary bedroom with walk in closet and 5-piece ensuite. Two more bedrooms, 4-piece bath., spacious hall closet complete this floor. The FULLY DEVELOPED bright basement offers family room, bar, games room, luxury vinyl plank flooring, 4th bedroom and 4-piece bath with step in shower, PLUS a New Hot Water Tank! This home is truly " The-Best-of-the Best"!