



GRASSROOTS
REALTY GROUP

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**508 Drake Landing Wynd
Okotoks, Alberta**

MLS # A2230998

\$447,700



Division:	Drake Landing		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,527 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	None		

This sleek and modern townhouse in the heart of Drake Landing offers a stylish and functional layout that's perfect for a variety of lifestyles. Featuring dual primary suites, each with their own private ensuite, plus a third room on the lower level that's ideal as a home office, guest space, or an extra bedroom, this home is designed with flexibility in mind. The open concept main level is bright and inviting, with a modern kitchen that blends clean lines, contemporary finishes, and plenty of prep space. Just off the kitchen, you'll find a spacious balcony with mountain views, the perfect spot to fire up the BBQ and enjoy the sunset. Downstairs, the ground level patio offers an additional outdoor retreat, ideal for lounging or letting pets out with ease. You'll also love the convenience of the single attached garage with a full driveway, offering space for two vehicles and extra storage. And with air conditioning, you'll stay cool and comfortable all summer long. Tucked into the quiet section of the complex this unit is off the main road! Located in the sought after community of Drake Landing, this home is close to parks, schools, and walking paths and with a brand new commercial area on the way, life here is soon to get even better. Stylish, low maintenance living with thoughtful extras and a view this one is not to be missed!