



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**42 Drake Landing Drive  
Okotoks, Alberta**

**MLS # A2243339**



**\$965,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,575 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Oversized, Triple Garage Attached, Workshop		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** TN

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Breakfast Bar, Ceiling Fan(s)

**Inclusions:** Plantation Shutters, Shed

Built in 2011, this large family home boasts above grade sq footage of 2575 Sq feet, with a finished basement giving well over 3200 sq feet of total finished living space. Close to playgrounds, and with easy access to shopping, recreation and schools, come see this home that backs onto the Okotoks pathway system. the home has some very nice upgrades as well as built in features that will help keep monthly costs low. first and foremost is the Furnace system, as this home has one furnace with three thermostat controls. that keeps every level of the home warm in the winter and cool in the summer. the home has also had the insulation upgraded beyond R-50 another feature that will keep costs down. the layout is warm and inviting, the dining room is spacious for large gatherings, and the basement is perfect for entertaining, as well as a fitness area. and for the upper floor, .. there are four very good sized bedrooms, with a master suite boasting a large walk in closet, big ensuite, with bluetooth sound system built into whisper quiet exhaust fan. with oversized triple garage, and and ground level patio means more yard for the little ones, this home checks allot of boxes!..and is just a short walk to the off-leash dog park! call your favorite Realtor and book your own tour of this home. Please note, on Title it mentions Drake landing Home owners association. although it is on title, the association never went active and has never charged any fees.