



GRASSROOTS
REALTY GROUP

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**66 Drake Landing Way
Okotoks, Alberta**

MLS # A2244415



\$799,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: Garage Shelving

This one is truly something special. Tucked away on a quiet street and backing onto a wide open green space, this immaculate 2-storey home is one of those rare finds that checks all the boxes — and then some. With over 2,800 sq ft of beautifully developed living space, this 5-bedroom, 3.5-bath gem offers comfort, style, and privacy in all the right ways. Let's start with the main floor — rich ” hand-scraped engineered maple hardwood, tile in all the right places, and 9-ft ceilings that make the whole space feel grand and airy. The kitchen is a showstopper, with full-height cabinetry, granite countertops, upgraded stainless appliances, and a two-tone island with plenty of room for the kids to sit and snack before heading out the door. The bright boxed nook is surrounded by windows and overlooks your lush backyard retreat and the peaceful greenspace beyond. The upstairs offers 3 spacious bedrooms, a custom den perfect for homework or working from home, and an upper-floor laundry room for convenience. Downstairs, the fully finished basement boasts 9-ft ceilings, 2 additional bedrooms, a second family room with gorgeous built-ins, and another full bath — ideal for guests, teens, or that cozy movie night setup you've always wanted. Phantom screens on both the front and back doors for that perfect cross-breeze, and the landscaped yard is impeccable — seriously, it's a private sanctuary. Morning coffee on the deck? Evening BBQs with the sound of birds instead of traffic? Yes, please. This home has been lovingly maintained and upgraded in all the right ways. A pre-listing home inspection has been completed by Ray Murphy Inspections and all things have been taken care in advance — and now it's ready for its next chapter. Maybe with you? (Be sure to scroll through the photos — they

say it better than I ever could!)