



**GRASSROOTS**  
REALTY GROUP

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7, 105 Drake Landing Common  
Okotoks, Alberta

MLS # A2245677



**\$395,000**

Division:	Drake Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 572

**LLD:** -

**Zoning:** NC

**Utilities:** -

**Inclusions:** N/A

Looking for a 3 bedroom townhouse with a garage? Then welcome to this lovely 3 bedroom townhome with attached garage and a west facing patio, located in the popular community of Drake Landing. This home is bright and airy, has neutral decor and lots of space for the family. It features a great kitchen with lots of counterspace, black appliances and a useful pantry. Relax in the living room after a long day or step out onto the west facing patio and enjoy watching the sunset! There is a great dining space - perfect for family meal times or you can sit at the breakfast bar. Completing this level is a half bath. Upstairs you will find a large primary bedroom, featuring a walk-in closet, two additional good sized bedrooms and a four piece family bathroom complete with an oversized vanity. The laundry is located downstairs in the undeveloped basement, which is ideal for additional storage in the home, or for adding your own personal touch with future development! This home is located in a prime location in Okotoks, just a 2 minute walk to the ridge which is on the Okotoks pathway system and just a short drive away are large shopping centers, the seaman stadium, local schools, and easy access to highway 2, which will take you directly into Calgary! Book a showing today and see how this home is ideal for your next chapter! View 3D/Multi Media/Virtual Tour.