



**GRASSROOTS**  
REALTY GROUP

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**502 Drake Landing Wynd  
Okotoks, Alberta**

**MLS # A2245682**



**\$449,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Off Street, On Street, Park		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Interior Lot, Landscaped, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** n/a

OPEN HOUSE ON SUNDAY, AUGUST 31ST FROM 2:00-4:30pm. Welcome to this bright and beautifully upgraded end-unit townhome in the sought-after community of Drake Landing Wynd. Thoughtfully designed with a bump-out for extra space and more beautiful windows. This home offers extra square footage, and an abundance of natural light throughout. The ground level features a flexible den/office space, a convenient 2-piece bath, and direct access to your generous single attached garage with a built-in workshop area&mdash;perfect for hobbies, storage, or extra elbow room. Head upstairs to the spacious main living level, where the open-concept kitchen, dining, and living areas are flooded with natural light from oversized windows. Enjoy the west-facing balcony with a gas hookup for your BBQ, ideal for entertaining or relaxing with sunset and mountain views. The top floor boasts a smart double primary suite design, with each bedroom featuring its own ensuite (one 3-piece, one 4-piece)&mdash;a perfect setup for roommates, guests, or flexible family living. The upper-floor laundry makes life even easier, and the west-facing primary suite offers stunning views of the Rockies. Located just a few steps from visitor parking, this home is part of the well-managed, Arrive at the Landing complex, with low condo fees of just \$358.20/month. Pets are welcome with board approval, making this a great choice for animal lovers too! Whether you're a first-time buyer, investor, or downsizer looking for style and space, this home delivers. Don't miss your chance&mdash;book your showing today! All items listed in the Attached items excluded are for sale outside the purchase price to the buyer. QUICK POSSESSION IS AVAILABLE!

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