



GRASSROOTS
REALTY GROUP

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

97 Drake Landing Crescent Okotoks, Alberta

MLS # A2246581



\$699,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed

*** Open House: Sunday, August 10 from 10:30-12:30 *** WELCOME TO 97 DRAKE LANDING CRESCENT!! This big, bright, 2414 sq. ft, 2 storey is in excellent condition inside and out and shows pride of ownership throughout !! The main floor has an open concept with the living room (WITH GAS FIREPLACE), kitchen (WITH ISLAND & GRANITE COUNTERTOPS) and dining area (WITH REAR DECK ACCESS) all flowing together over hardwood floors. You'll also enjoy the large office / dining room, a 2 pc. bath, walk through pantry, large entrance with bench and main floor laundry ! Upstairs there are 3 big bedrooms , including the huge primary suite (WITH 5 PC. ENSUITE & WALK IN CLOSET) along with a beautiful bonus room (WEST FACING) and a family 4 pc. bath. There is a double. attached front garage (INSULATED, DRYWALLED & ROUGHED IN HEAT) Outside you'll find the professionally landscaped yard (WITH FRONT PORCH, HUGE REAR DECK, SHED & CONCRETE EDGING) Call today for your personal showing !!