



GRASSROOTS
REALTY GROUP

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22 Drake Landing Square Okotoks, Alberta

MLS # A2247351



\$724,900

Division:	Drake Landing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,352 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	none		

Last large unit left in the project. Superbly built BRAND NEW Villa-style home FACING PARK. Beautifully appointed with soaring ceilings in the great room/dining area. Boasting wonderful kitchen wit stylish white cabinetry, island, quartz countertops throughout, walk-in pantry, stainless appliances. You will love the airy great room, with unique electric fireplace, large windows and luxury vinyl plank flooring. Spacious primary bedroom can accommodate your king sized bed. Spa like ensuite with huge walk-in tiled shower, double sinks plus a walk-in closet complete with built in wood shelving. Main floor laundry area. Second bedroom can easily be a den with adjacent 4 piece bath. The lower level has been completely developed with generous recreation room ideal for all your entertaining needs, 2 bedrooms, full bath and ample storage area. Attached garage is at the rear of the home. Villa faces park with front deck to enjoy your morning coffee. This wonderful villa offers both style and substance. Taxes to be re-assessed. Quick Possession. Ask about our Promotion.