



GRASSROOTS
REALTY GROUP

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**9 Drake Landing Way
Okotoks, Alberta**

MLS # A2249930



\$599,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Soaking Tub, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

Welcome to this beautifully upgraded 4-bedroom, 3.5-bath laned home in the heart of Okotoks, offering comfort, functionality, and unbeatable location. Perfectly suited for families and hobbyists alike, this home includes a fully finished basement, gated RV parking pad, and a heated, insulated double garage with attic storage, dual 220V outlets, and hardwired internet—ideal for work or play. The open-concept main floor welcomes you with a cozy wood-burning fireplace, large windows, and a seamless flow from the living area to the dining and kitchen spaces. It also features a stylish 2-piece upgraded bathroom for added convenience. A tankless hot water heater (2021) adds energy efficiency, along with central vac, and a water softener (2022) for everyday comfort. Upstairs features brand new flooring (2024), three spacious bedrooms, and a luxurious primary suite with a 10mm glass walk-in shower (2024) and custom built-in closet (2024). The fully developed basement includes a wet bar, built-in surround sound, a fourth bedroom, and a full bathroom—perfect for guests or extended family. Enjoy the outdoors with a deck privacy wall (2024), a firepit, and ample space in the backyard for entertaining or relaxing. The roof was evaluated in 2024 and remains in great condition. Located just steps from the Okotoks Recreation Centre, schools, and the community’s extensive pathway system, Golf Course, Parks, this home offers the lifestyle you’ve been looking for. Book your private showing today and experience this move-in-ready gem in one of Okotoks’s most desirable neighborhoods!