



GRASSROOTS
REALTY GROUP

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

**102 Drake Landing Wynd
Okotoks, Alberta**

MLS # A2259218



\$525,000

Division:	Drake Landing		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Other, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 2 remotes for the garage door opener

OPEN HOUSE SUNDAY 1-3 pm. Welcome to this fully developed two-story townhome in the sought-after community of Drake Landing! This BuiltGreen, total of 4 bedrooms end-unit townhome offers a double attached rear garage and directly faces a town play park and green space, making it an ideal location for families or anyone who enjoys nature views. Inside, you will find a thoughtfully designed layout with quality finishes throughout. The main floor showcases an open-concept design with gorgeous kitchen boasting floor to ceiling stylish, white cabinetry with subway tile backsplash, a pantry, and oversized granite island with an attached dining table that is perfect for everyday meals or entertaining. Adjacent to the kitchen is the great room which features huge picture windows facing west showing off the greenspace. The lower level has been professionally developed boasting a recreation area, bedroom, which is large enough to accommodate a king sized bed, and full four piece bath. Upstairs offers comfort and convenience with a generous sized primary suite including walk-in closet and spa-like bath offering tub/shower, 2 sinks dropped into granite countertop and luxury plank flooring. There are 2 additional good-sized bedrooms plus a full four piece bath. And to top it off, a separate laundry room with shelving and storage areas completes the level. Additional highlights of the home features maintenance free Hardie board siding and a spacious front patio with metal rail fencing, perfect for enjoying the outdoors and park views. This home offers exceptional value, comfort, and location. Don't miss the opportunity to make it yours---a must see!!