



GRASSROOTS
REALTY GROUP

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1038 Ranch Road
Okotoks, Alberta

MLS # A2266147



\$669,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Corner Lot, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

LOCATION, LUXURY, LIFESTYLE & VALUE! Don't miss this exceptional end-lot property perfectly positioned beside a serene pond teeming with waterfowl and surrounded by picturesque natural beauty. Backing directly onto greenspace and scenic pathways, this home offers the kind of peaceful setting and daily views that simply can't be beat. LOCATION, LOCATION, LOCATION! Step inside to nearly 2200 SQFT of thoughtfully designed living space featuring an ideal open-concept floorplan. The main level showcases solid maple hardwood floors, a bright and spacious office/den, and a sun-soaked living area that flows seamlessly into the dining space and kitchen, perfect for both entertaining and family living. This home has been beautifully refreshed with refinished maple hardwood floors, brand-new carpet, fresh paint throughout, and a complete electrical update, delivering modern comfort and total peace of mind. Additional major upgrades include a sump pump, water softener, and a tankless hot water system, ensuring efficiency and reliability year-round. The unfinished basement offers endless potential for future development and instant equity, making this one of the most valuable and opportunity-rich homes in the community. Upstairs, you'll find three generous bedrooms, a bonus room, and a convenient laundry area. The primary suite is a true retreat! massive in size, with a 4-piece ensuite and breathtaking views overlooking the pond and greenspace. Step outside to your sunny south-facing raised deck, the ultimate spot for relaxation and enhanced outdoor living. Take in the tranquil sights and sounds of nature or enjoy evenings surrounded by unmatched natural beauty right from your own backyard. Located in Drake Landing, one of Okotoks's most sought-after neighbourhoods, you'll enjoy exceptional

convenience and family-friendly amenities. Walk to top-rated schools, nearby parks, playgrounds, and off-leash areas, or explore the network of trails and pathways that connect the community. With easy access to shopping, restaurants, and major routes into Calgary, Drake Landing offers the perfect blend of small-town charm and everyday convenience, truly the best of both worlds!