



GRASSROOTS
REALTY GROUP

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

**111 Drake Landing Loop
Okotoks, Alberta**

MLS # A2270447



\$599,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: Garage Door Opener, Central Vac plus Attachments

OPEN HOUSE: Saturday November 15th 1:00PM - 4:00PM Meet 111 Drake Landing Loop. It isn't just a house; it's the kind of home where life unfolds naturally and truly captures the heart of Okotoks living; where small-town charm meets modern comfort. Located in the sought-after community of Drake Landing, this beautifully upgraded Detached Home is move-in ready and designed for real life. The top 2 floors have been refreshed with New Paint and NEW, plush carpet, creating a warm and inviting atmosphere from the moment you step inside. The Open Layout offers room for family and friends to gather, while the fully finished basement provides the perfect space for a playroom, home gym or movie nights. A FOURTH legal bedroom, 3-pc bathroom and SECOND laundry area round out the basement. Outside, you'll fall in love with the oversized backyard as the home sits closer to the front of the lot, the backyard feels like your own private retreat. Enjoy summer evenings on the newer deck or stroll along the stamped concrete walkway to your double detached garage, complete with Insulation, Drywall, and HEATED! A dream for hobbyists or anyone who values a warm start on winter mornings. Local shops, big-box stores, cafes, and the scenic Sheep River pathways create a true sense of community and connection. This is a place where kids still play outside, neighbors know your name, and families grow together. Walking distance to schools, parks and amenities, Welcome Home!