



GRASSROOTS
REALTY GROUP

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

**303 Drake Landing Close
Okotoks, Alberta**

MLS # A2271327



\$617,500

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Cork, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

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

Inclusions: IKEA shelves in guest bedrooms

OPEN HOUSE Saturday (November 29th) from 11am-1pm and Sunday (November 30th) from 1pm-3pm Welcome to this beautifully maintained home in the highly sought-after community of Drake Landing. This property offers exceptional versatility with a well-designed main living area and an illegal suite on the lower level, providing plenty of options for families, guests, or future rental potential. The upper level features 3 bedrooms and 2.5 bathrooms, all arranged to support comfortable everyday living. As you enter, you are greeted by a warm and inviting living room with vaulted ceilings that create a bright and spacious atmosphere. This area flows smoothly into the open-concept kitchen and dining space, which includes stainless steel appliances, ample cabinetry, and a layout that makes both cooking and hosting enjoyable. The main level also includes a dedicated office, perfect for working from home or managing household schedules. A convenient half bath is located on this floor for added practicality. The large primary bedroom serves as a peaceful retreat at the end of the day. It includes a 4 piece ensuite along with a generous walk in closet. Two additional bedrooms on this level share access to another full bathroom, offering plenty of space for family or guests. The lower level offers a 1 bedroom, 1 bathroom illegal suite with a separate entrance. This space is ideal for extended family, guests, or as a private area for older children. It provides functional living and adds valuable flexibility to the home. Outside, the property continues to impress with an oversized double detached garage and two additional parking spaces, making it easy to accommodate multiple vehicles or recreational equipment. The yard is designed to be low maintenance while still offering room for outdoor enjoyment. The community of Drake Landing provides walking paths, parks, and a welcoming

neighbourhood environment. This home combines comfort, practicality, and character, creating an excellent opportunity for both families and investors. If you are looking for a property that offers space, flexibility, and an inviting atmosphere, this Drake Landing gem is ready to welcome you.