



GRASSROOTS
REALTY GROUP

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136 Drake Landing Gardens Okotoks, Alberta

MLS # A2274031



\$695,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

WELCOME HOME! Discover this inviting and fully developed bungalow in the sought-after community of Drake Landing. Set on a generous pie shaped lot, the property's standout feature is the impressive oversized double garage with soaring 13-ft ceilings. Inside, the main level is bright and welcoming thanks to its vaulted ceilings, expansive windows, and two skylights that pour in natural light. The kitchen is designed for both style and function, highlighted by tall cabinetry, quartz countertops, a large central island, and stainless steel appliances. The adjacent dining area and comfortable living room with its fireplace and built in mantle. Outdoor living is just as enjoyable, with a large back deck for grilling and a spacious concrete patio perfect for evenings around a firepit. The primary bedroom offers a quiet retreat with a walk-in closet and a 5 pc. ensuite featuring a deep soaker tub, oversized shower, double sinks, and quartz counters. A handy mud/laundry room with built-ins, along with a half bath, complete the main floor. Downstairs, the professionally finished basement provides 9-ft ceilings, a huge recreation area, plenty of windows, 2 roomy bedrooms, and a full 4 pc. bathroom. A good sized storage room ensures you have all the space you need. The yard is set up with low-maintenance landscaping, and the home shows exceptional care from top to bottom. If you've been searching for a bungalow with standout garage space and a move-in-ready interior, this one is worth a look!