



GRASSROOTS
REALTY GROUP

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**512 Drake Landing Wynd
Okotoks, Alberta**

MLS # A2276304



\$459,900

Division:	Drake Landing		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,526 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully appointed, air-conditioned end-unit townhouse showcasing stunning west-facing mountain views. Lovingly maintained by its original owner, this home reflects true pride of ownership throughout. From the moment you arrive, you'll appreciate the convenience of a private driveway, ease of parking for visitors, impeccably maintained common areas, and the welcoming front patio. The entry level features durable tile flooring, a versatile den ideal for a home office or flex space, a convenient half bath, and direct access to the oversized single attached garage with additional storage. The main living level offers an open-concept layout enhanced by luxury vinyl plank flooring. The contemporary kitchen is both stylish and functional, featuring quartz countertops, cabinets extended to the ceiling, generous counter space, a pantry, and stainless steel appliances. Step onto the west-facing balcony to enjoy breathtaking mountain views and unforgettable sunsets. This level is completed by a spacious dining area and a bright, inviting living room filled with natural light from the abundance of windows—perfect for entertaining or relaxing! Upstairs, two generously sized primary bedrooms each feature their own ensuite bathrooms and dual closets. The west-facing primary suite boasts spectacular mountain views and a four-piece ensuite, while the east-facing suite offers a three-piece ensuite with a large walk-in shower. Convenient upper-floor laundry completes this level. Ideally located close to a park, walking paths, a nearby school, and a variety of shopping and everyday amenities, this exceptional end unit seamlessly combines thoughtful design, modern finishes, and a highly desirable location—truly a place you'll be proud to call home. View 3D/Multimedia/Virtual Tour.

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