



GRASSROOTS
REALTY GROUP

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**15 Drake Landing Drive
Okotoks, Alberta**

MLS # A2278568



\$739,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

****Open House, Sat/Sun, Jan 17 & 18, 11-1pm**** It's rare to find a home that offers five true bedrooms upstairs, including a tucked away room currently used as a private office that can easily function as a bedroom-a layout that's perfect for growing families, guests, or multi-generational living. Welcome to this warm and inviting family home in Drake Landing, thoughtfully designed for both everyday living and entertaining. Step into the bright foyer with open to below ceilings that create an airy, welcoming first impression. The renovated kitchen is a true showstopper, featuring white cabinetry, quartz countertops, a stylish tile backsplash, and a corner pantry for added storage. The sunny breakfast nook is ideal for casual meals, while the adjoining living room with a cozy gas fireplace sets the stage for family gatherings. A large formal dining room and a second main floor living space provide flexibility for entertaining, working from home, or relaxing. California shutters throughout the main floor add a touch of elegance, while the mudroom with access to the double attached garage keeps busy family life organized. Upstairs the four bedroom layout truly shines. The spacious primary suite offers a walk in closet and ensuite with soaker tub and shower. Three additional generous bedrooms, plus convenient upper level laundry, make this level as practical as it is comfortable. The unfinished basement is ready for your vision, whether you're dreaming of more bedrooms, a recreation space, or a multi generational space. Dual furnaces and air conditioning ensure year round comfort. Outside, enjoy summer evenings in the sun soaked, south facing backyard with a large deck, perfect for barbecues and entertaining. Located in the family friendly community of Drake Landing, you're close to schools, parks, shopping, and have quick access to the city. With

its rare bedroom layout and flexible living spaces, this home is designed to grow with your family for years to come. Be sure to check out the virtual tour.