



GRASSROOTS
REALTY GROUP

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**93, 105 Drake Landing Common
Okotoks, Alberta**

MLS # A2279864



\$399,900

Division:	Drake Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 572
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this well-kept 3-bedroom townhouse located in the family-friendly community of Drake Landing. Situated near a large green space, this home offers a great outdoor setting with a welcoming front porch and a private back patio—perfect for relaxing or entertaining while enjoying the open surroundings. Inside, you’ll find a bright and functional open-concept floor plan with plenty of natural light. The main level features a spacious living room, dining area, and a well-sized kitchen designed for both everyday living and hosting family and friends. New flooring on the main level adds a fresh, updated feel. Upstairs offers three comfortable bedrooms and a full 4-piece bathroom, providing excellent space for families, first-time buyers, or tenants. The unfinished basement is ready for your personal touches and future development. Two assigned outdoor parking stalls are conveniently located directly in front of the unit. This property is an excellent opportunity for families, investors, or first-time home buyers looking to enter a sought-after community. Book your showing today and discover the value this home has to offer.