



**18 Drake Landing Street
Okotoks, Alberta**

MLS # A2282904



\$799,999

Division:	Drake Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub		

Welcome to the sought-after, family-friendly community of Drake Landing, prized for its proximity to schools, recreation facilities, scenic walking paths, and everyday amenities. This modern, sun-filled bungalow is loaded with upgrades, including an oversized heated double garage, triple-pane windows, hardwood and tile flooring, granite countertops, central A/C, and an on-demand hot water system. Vaulted ceilings enhance the bright, open feel throughout the main living space. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring abundant cabinetry, stainless steel appliances, a spacious eat-up island with seating for four, and a walk-in pantry. The open great room offers a remote-controlled gas fireplace and generous seating area, creating a warm and inviting atmosphere. The main floor also includes a second bedroom, a 4-piece bathroom, convenient laundry, and a primary retreat complete with a walk-in closet and spa-like ensuite with dual sinks, a stand-up shower, and a relaxing soaker tub. The fully finished basement feels like your own private movie room, highlighted by a built-in stone-surround fireplace, custom bar, and expansive entertainment space—perfect for hosting or unwinding. A guest bedroom and full bathroom complete this exceptional lower level. Out back, enjoy a very private, low-maintenance, fully fenced yard that backs directly onto a community walking path. The outdoor space features a concrete patio, hot tub, and a newly built pergola—ideal for relaxing or entertaining in every season. This home truly offers comfort, privacy, and lifestyle in one exceptional package. Book your private showing today!