



GRASSROOTS
REALTY GROUP

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**18 Drake Landing Street
Okotoks, Alberta**

MLS # A2282904



\$799,999

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|------------------|---|---------------|------------------|
| 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 | | |

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|--------------------|--|-------------------|----|
| 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!