



**25 Drake Landing Boulevard  
Okotoks, Alberta**

**MLS # A2283858**

**\$625,000**



<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	Drapes, Sunshade on Deck, TV Wall Mount		

Welcome to this immaculate, bright & spacious home that features 12-foot ceilings & an open-concept floor plan filled with natural light. The large island kitchen is ideal for both everyday living & entertaining, showcasing granite countertops, newer stainless steel appliances, abundant cabinetry & drawers, & a generous pantry. Imagine curling up with a good book in your living room that is warm & inviting with large windows & a gas fireplace. Upstairs, the primary bedroom offers excellent storage with dual closets & a 4-piece ensuite. Two additional well-sized bedrooms & another 4-piece bathroom complete the upper level. The 3rd level family room is impressively sized, providing ample space for a home theatre, games or craft area as well as a home office. The unfinished basement (4th level) includes laundry & a rough-in for a future bathroom, offering great potential for further development. Outside, enjoy an east-facing backyard with easy-care landscaping, BBQ gas line hook-up & a huge double detached garage (24' x 24'). Recent updates include appliances, carpet, interior paint, & the garage. Ideally located near Seaman Stadium & Costco, & positioned on the outskirts of the community for a quick commute into Calgary, this home offers both comfort & convenience. You'll love living here!!!