



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**25 Drake Landing Boulevard
Okotoks, Alberta**

MLS # A2283858



\$625,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 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'x24'). 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!!!