



**17 Drake Landing Crescent
Okotoks, Alberta**

MLS # A2295303



\$799,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: over the toilet cabinet, shelving unit in the basement bathroom

Open House Saturday, March 28, 3-4 pm Welcome to this beautifully maintained 2174 sqft two-storey walkout in one of the most sought-after neighbourhoods in Okotoks, close to schools and amenities. This 4 bed, 3.5 bath home with air conditioning offers a great functional layout and a professionally landscaped, private yard. The open-concept main floor features an awesome chef's kitchen with granite countertops, solid wood cabinetry, stainless steel appliances, a gas stove, and a large corner pantry with ample storage! The kitchen island has room for a few kids to eat their breakfast at, its open to the kitchen table nook and has a really cozy living room, with the fireplace as the main focal point, all overlooking the beautifully landscaped, west-facing backyard. Upstairs, you'll find a spacious bonus room, central den area(great for computer desk and for doing homework), large upper laundry room, and three generous sized bedrooms. The large primary bedroom has a huge walk-in closet, a versatile coffee/juice bar with counter & cabinet, and a massive ensuite with a soaker tub, double sinks, and a stand-alone shower. The fully finished walkout basement provides a bright, private living space ideal for extended family or guests, complete with a kitchenette, fridge, carpet and heated tiles, 2nd large primary bedroom, and a full bathroom ensuite with a shower. Outside, enjoy a private, west-facing yard with mature trees, a gas fire pit with a granite surround included, and backing onto the main pathway system in Okotoks, walk or bike anywhere from here. Located close to parks, schools, off-leash areas, and more, this is a perfect family home in Drake Landing.