



**64 Drake Landing Common
Okotoks, Alberta**

MLS # A2296590



\$799,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,149 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Soaking Tub		

Inclusions: Deep Freeze in utility, Storage shelf in utility, Built in shelf garage

This is the kind of home that just makes life easier. Welcome to 64 Drake Landing Common. A beautifully updated home Built by Morrison, with over 100k in upgrades in a family friendly community, backing onto pathways for added privacy, space from the neighbors. Step inside and you’re greeted with hardwood flooring throughout the main floor, paired with fresh new paint that creates a bright, clean, move in ready feel. The main living space is warm and functional ideal for both everyday living and entertaining. The kitchen has been updated with new Stainless appliances, giving you a modern, practical space ready for everything from quick breakfasts to family dinners. Upstairs, you’ll find 3 spacious bedrooms, along with a versatile bonus room, perfect for movie nights, a kids’ hangout, or a home office setup. Downstairs, the newly developed basement adds even more living space, complete with an additional bedroom and 3 piece bathroom, making it ideal for guests or older kids. Throughout the home, you’ll appreciate updates that bring peace of mind including new windows at the front and back, new carpet, and a new roof. Step outside to one of the standout features a low maintenance turf backyard. No mowing, no mud, just a clean, usable space all year round. Plus, with the home backing onto pathways, you get added privacy with all the beautifully planted trees. Location is key being close to parks, schools, and amenities. This home offers both comfort and convenience. Book your showing today!