



**47 Drake Landing Crescent
Okotoks, Alberta**

MLS # A2298377



\$800,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: None

OPEN HOUSE THIS SUNDAY APRIL 12th from 2-4!! Welcome to this exceptional family home, perfectly situated on a massive pie-shaped lot backing onto serene greenspace, complete with a walking path leading directly to a nearby playground—an ideal setting for growing families. Offering 4 spacious bedrooms upstairs, this home provides all the room you need. The upper level also features a convenient laundry area and a bright bonus room, perfect for relaxing or entertaining. The primary retreat boasts a well-appointed ensuite with tile flooring, dual sinks, a soaker tub, and a separate shower. The main floor showcases an open-concept layout designed for modern living, seamlessly connecting the upgraded kitchen, dining area, and inviting living room with a cozy gas fireplace. The kitchen is a true standout, featuring built-in stainless steel appliances, granite countertops, a central island, and rich dark cabinetry. A versatile front flex room adds even more functionality—ideal as a formal dining space, home office, or sitting area. The walkout basement is ready for your personal touch, with roughed-in plumbing and endless potential for future development. Located in a quiet cul-de-sac, this home checks all the boxes: a rare oversized lot, backing onto greenspace, 4 bedrooms up, and incredible opportunity to expand in the walkout level.