



**4 Drake Landing Gate
Okotoks, Alberta**

MLS # A2298535



\$784,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		
Inclusions:	Furniture Negotiable. Garage Shelving		

****OPEN HOUSE SAT APR 18 1PM-3PM**** Welcome to Drake Landing, one of Okotoks's most loved family communities, where scenic pathways, a nearby dog park, schools, and everyday amenities are all just moments from your door. Set on a quiet street with fantastic neighbours, this beautifully maintained and thoughtfully updated 2 storey home offers the space, comfort, and setting that today's buyers are looking for with almost 3000sqft of fully developed living space. The main floor features a bright, open layout with soaring 9 ft ceilings, a private front office or den, and a sun-filled dining area that opens onto the backyard, making it ideal for both everyday living and entertaining. The kitchen is designed to impress with stone countertops, a large island, stainless steel appliances, a pantry, and an abundance of cabinet space, while the inviting living room is anchored by a cozy stone gas fireplace with classic mantle detail. Rich flooring throughout the main level adds warmth and character, and the overall layout feels both functional and welcoming. Upstairs, the spacious bonus room provides an ideal second living area for movie nights, kids's play space, or a relaxing family retreat. The generous primary suite offers a true escape with a beautifully appointed 5-piece ensuite featuring a soaker tub, while two additional well-sized bedrooms and a large walk-in linen closet provide excellent space and storage for a growing family. The fully finished basement adds even more versatility with a comfortable entertainment area, a large fourth bedroom, and a 4-piece bathroom, creating the perfect setup for guests, teens, or extended family. Outside, the huge, treed backyard is private, fully fenced, and landscaped, with a gorgeous stamped concrete patio and BBQ gas line ready for summer evenings and weekend gatherings. The oversized insulated double

garage with man door that leads to a small fenced dog -run area adds everyday convenience, while major recent upgrades bring peace of mind, including central air conditioning installed in 2025, a new furnace in 2024, a new tankless hot water heater, and brand-new carpet throughout. With access to endless walking and biking paths and all the lifestyle benefits that make Drake Landing so desirable, this is a warm, inviting, move-in ready home your family can enjoy for years to come.