



**16 Drake Landing Road  
Okotoks, Alberta**

**MLS # A2299793**



**\$780,000**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,493 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this stunning 2490 above grade sq. ft. Landmark-built family home located in the sought-after community of Drake Landing. From the moment you step inside, you're greeted by a dramatic foyer with soaring 18-foot vaulted ceilings, complemented by rich Sierra Oak hardwood and elegant ceramic tile flooring. The heart of the home is the gourmet kitchen, designed to impress with granite countertops, a massive island with eating bar, and full-height alder cabinetry offering exceptional storage. Outfitted with top-of-the-line appliances—including a convection wall oven, cooktop, and dishwasher—this space is perfect for both everyday living and entertaining. The inviting great room features a cozy gas fireplace and built-in CAT5 theatre sound, creating the perfect atmosphere for relaxing nights in. A versatile front flex room offers the ideal space for a home office or sitting area, while the spacious mudroom/laundry area and convenient 2-piece bath complete the main floor. Up the elegant spiral staircase, you'll find a massive bonus/media room with vaulted ceilings and integrated CAT5 theatre sound—perfect for movie nights or family gatherings. The primary retreat is generously sized, featuring a walk-in closet and a luxurious 5-piece newly renovated ensuite with dual sinks, in-floor heat, oversized glass/tile shower, and additional vanity storage. Two additional bedrooms, each with large closets, and a well-appointed 5-piece main bathroom provide plenty of space for a growing family. Additional highlights include dual-zone furnaces, central air conditioning, a brand new oversized 50 gallon hot water tank for ultimate comfort and efficiency, water softener, built in surround sound, master bath push button shower, heated insulated garage, RV parking pad, new fridge, huge pergola, and the list goes on! Step outside to enjoy the

beautifully landscaped yard, complete with a massive deck and gas line hookup—ideal for summer BBQs and outdoor entertaining. Call your favourite realtor for a showing today!