



**115 Drake Landing Court  
Okotoks, Alberta**

**MLS # A2304652**



**\$614,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Central Vac "as is",

Welcome to this well-cared-for home tucked into a quiet cul-de-sac in the desirable community of Drake Landing. As you arrive at the home you will love the charming front porch that offers a welcoming first impression and a comfortable place to relax outdoors. Inside, the main floor features hardwood flooring through most of the main level and a practical, open layout. The front dining area is bright and spacious, overlooking the front yard—ideal for both everyday living and entertaining. The kitchen is thoughtfully designed with granite countertops, extended-height cabinetry, glass tile backsplash, a large pantry, and an eating bar, along with plenty of prep and storage space. The living room is generously sized and features a corner fireplace, creating a comfortable gathering space with views of the south-facing backyard. A 2-piece bathroom and main floor laundry with tile flooring and granite counters complete this level. Upstairs, you’ll find three good-sized bedrooms. The primary suite offers a walk-in closet and a 3-piece ensuite with an oversized shower and granite vanity. The two additional bedrooms are connected by a 4-piece Jack and Jill bathroom, finished with tile flooring and granite countertops. The fully developed basement expands the living space with a large family room featuring laminate flooring and lots of natural light, along with a 3-piece bathroom complete with an oversized shower. There is additional storage too! Notable updates include a furnace replaced in 2025, a newer hot water tank, and this home benefits from a water softener. The large south-facing deck, and backyard provides excellent outdoor living and play space. Great for entertaining and family get togethers! The property is finished with a 22’ x 22’ double detached garage and an additional carport, offering plenty of parking options. An excellent

opportunity to own a move-in ready home in a family-friendly neighbourhood close to parks, schools, and amenities. Don't miss out, view 3D/Multimedia/Virtual tour,