



**2 Drake Landing Hill
Okotoks, Alberta**

MLS # A2133219



\$775,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Shed, Electric Fireplace in basement, Surround sound & equipment, Gazebo

****Price Improvement**** Exceptional 4-Bedroom Former Showhome with High-End Finishes! Welcome to this stunning 2-storey, 4-bedroom, 3.5-bathroom former showhome, offering over 3,000 sqft of meticulously designed living space. From the moment you step into the spacious front entry, you'll be struck by the bright, open main floor with its soaring high ceilings and elegant finishes. The home features 9' ceilings throughout, creating an open and airy ambiance. The spacious family area seamlessly connects to the modern kitchen, equipped with granite countertops and high-end appliances, perfect for hosting memorable events. Central AC ensures year-round comfort, complemented by a high-efficiency furnace serviced in 2022 for reliable performance. Upstairs, the master suite boasts a luxurious ensuite and a large walk-in closet. Two additional bedrooms feature charming built-in window storage benches, and the bonus room is equipped with a built-in entertainment unit for added functionality. The conveniently located laundry room includes a front-load washer and dryer, along with cabinets and a sink. The fully developed basement includes a fourth bedroom, ideal for guests or a growing family, a full bathroom, and a recreation room perfect for family fun and entertainment. Ample storage ensures a place for everything. Additional features include a new hot water tank installed in 2022, a built-in surround sound system, and a cozy electric fireplace in the basement. A water softener enhances water quality, and the property includes a gazebo and shed for additional outdoor living and storage space. Situated on a corner lot, this home offers a spacious west-facing backyard with stunning Mountain views and a park directly in front, an ideal for family with kids. The concrete patio is perfect for outdoor gatherings, and the heated garage adds

comfort during winter months. Proximity to amenities such as a nearby dog park and close school bus stops makes this home a perfect blend of luxury, functionality, and modern convenience. Don't miss the opportunity to make this exceptional property your new home.