



**148 Drake Landing Gardens
Okotoks, Alberta**

MLS # A2135155



\$819,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Underground Sprinklers, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Indoor Speakers, Shed

****Open House Sat 2-5* SUPERB 5BDRM former Prominent showhome with nearly 3400sqft of developed space & TRIPLE TANDEM GARAGE in the gorgeous neighbourhood of Drake Landing near parks, schools, amenities & natural pathways! MAIN FLOOR features spacious front entry with large closet, huge kitchen with white ceiling-height cabinetry, corner pantry & island, dining nook with large windows overlooking back yard, and living room with gas fireplace. Rear entry from garage features built-in lockers plus an amazing dog (or boot) wash. UPPER LEVEL features large bonus room with vaulted ceilings, primary bedroom with vaulted ceiling and spa-like ensuite bathroom with walk-in closet, three additional bedrooms, laundry room and full bathroom. LOWER LEVEL is fully finished and features built-in bar, rec room, fifth bedroom and full bathroom. TRIPLE TANDEM garage is heated & insulated, fits three vehicles comfortably, and is perfect for any car or recreation enthusiast! BACK YARD is fully landscaped with underground irrigation system, and features large deck and shed. Finishing is superb throughout with engineered hardwood, ceramic tiles, upgraded cabinetry & quartz throughout. Did we mention A/C, built-in speakers, water softener, humidifier, and custom blinds? LOCATION is private with guest parking lot & trees just behind ... and has become a favourite feature for sellers (no windows looking into their yard and very little activity in parking area). Property is minutes from schools, local day care, shopping, golf courses, rec centre, restaurants & more … 15 minutes from Calgary, and just 25 minutes from Kananaskis. This one checks all the boxes!!!**