



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 48 Drake Landing Square Okotoks, Alberta

**MLS # A2182354**



**\$715,900**

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 244
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** none

\*\*\* Brand New Villa-Style Home in Drake Landing\*\*\* Discover modern living at its finest in this beautifully constructed villa-style home located in the sought-after community of Drake Landing. Key Features: Inviting Great Room: Step into an airy great room featuring soaring vaulted ceilings and luxury vinyl plank flooring. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Gourmet Kitchen: The stylish kitchen is a chef's dream, complete with white cabinetry, stunning quartz countertops, a huge island perfect for food prep and gathering, and a convenient walk-in pantry. Top-of-the-line stainless steel appliances are included, making it perfect for entertaining. Outdoor Living: A patio door leads from the kitchen to a private deck, complete with fencing for added seclusion, ideal for summer barbecues or morning coffee. Primary Suite Retreat: The spacious primary bedroom comfortably fits a king-sized bed and features a spa-like ensuite. Enjoy a luxurious large walk-in shower and an expansive closet with built-in shelves for optimal organization. Functional Layout: The second bedroom, ideally located near the front entrance, can easily serve as a den or home office. Adjacent is a well-appointed four-piece bathroom, as well as the laundry area conveniently situated on the main level. Completed Lower Level: Access the professionally developed lower level via a turned central stairwell. Here, you'll find a massive rec room, two generously sized bedrooms, and a full bath, offering plenty of space for family or guests. Garage and Additional Features: Enjoy the convenience of a double attached garage, providing ample storage and protection from the elements. The unique front covered deck offers serene views facing a nearby park, perfect for relaxation. This remarkable home combines stylish design with practical living,

making it a must-see in the vibrant Drake Landing community. Don't miss the opportunity to make this beautiful villa-style home your own! (Photos are representative)