

## 16 Drake Landing Row Okotoks, Alberta

MLS # A2224696



# \$691,700

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulat		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, 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>	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** WALL BRACKETS X 2, TELEVISION X 2 (ONE IN LIVING ROOM AND ONE IN BASEMENT)

Welcome to YOUR IDEAL FAMILY HOME in Drake Landing, Okotoks &mdash; QUICK POSSESSION Available! Step into this beautifully appointed 2,039 sq. ft. two-storey home, perfectly located in the sought-after, FAMILY-FRIENDLY community of Drake Landing. Thoughtfully designed with families in mind, this spacious residence offers a bright, open-concept layout ideal for both everyday living and entertaining. The main floor boasts a GOURMET KITCHEN featuring elegant GRANITE countertops, stainless steel appliances including a gas range, an oversized peninsula with seating, and a convenient WALKTHROUGH PANTRY&mdash;perfectly situated next to the garage for easy grocery unloading. The inviting living room offers plenty of space to gather, anchored by a cozy GAS FIREPLACE. Upstairs, a VAULTED CEILING enhances the expansive BONUS ROOM&mdash;perfect as a play area, media space, or additional family lounge. This level also includes three generously sized bedrooms, including a luxurious primary suite with a spa-inspired 5-piece ensuite featuring double sinks, a deep soaker tub, separate shower, and an IMPRESSIVE WALK-IN CLOSET. A full main bathroom serves the additional bedrooms. The fully finished basement provides even more living space, with a large recreation room, a full bathroom, and a fourth bedroom&mdash;ideal for guests, teens, or extended family. Additional highlights include a large backyard deck, double attached garage WITH A MAN DOOR, and a location that&rsquo;s just steps from a school, park, and playground. This home is move-in ready and available for quick possession&mdash;don&rsquo;t miss your chance to make it yours! Book your private showing today and discover the perfect space for your family to grow!