

## 408 Drake Landing Wynd Okotoks, Alberta

MLS # A2224883



# \$449,700

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this maintenance-free townhome in the beautiful Town of Okotoks, where style, convenience, and comfort come together. This modern home features distinctive Hardie board and brick siding, offering long-lasting durability and fantastic curb appeal. Inside, you'll find two spacious master bedrooms, each with his-and-hers closets and private ensuite bathrooms, plus a flexible den/office that can easily function as a third bedroom. The open-concept main floor is bright and inviting, featuring large windows, a cozy electric fireplace, stylish accent walls, and a modern kitchen with stainless steel appliances, quartz countertops, a pantry, and a generous breakfast bar. Step out onto your private balcony with glass railings to enjoy fresh air and relaxation. Additional highlights include upper-floor laundry, a linen closet, an extended single garage with extra storage space, and a driveway for added convenience. There's plenty of visitor parking, plus street-facing access with ample street parking. Enjoy your morning coffee on the front porch, and stay comfortable year-round with the installed A/C unit. This well-managed complex offers amazing lifestyle amenities including an on-site daycare centre, children's play area, and walking trails just steps away. Families will love the proximity to École Beausoleil Primary School, just a short walk from your door. Plus, a future commercial plaza is being developed right across the street—adding even more value and convenience. Whether you're a first-time buyer, young family, or investor, this home checks all the boxes. Book your private showing today!