

117 Drake Landing Court
Okotoks, Alberta

MLS # A2227606



\$585,000

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|-------------|---|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Pantry, Tankless Hot Water | | |
| Inclusions: | gas fire table on back deck, TV Wall mounts (living room and primary), Rain Barrel & Pump | | |

Welcome to 117 Drake Landing Court – A well-maintained, move-in ready home in a quiet cul-de-sac. Tucked away on a peaceful street, this lovingly cared-for 4-bedroom, 3.5-bathroom home offers the perfect mix of comfort, smart updates, and a great location—just right for families, first-time buyers, or anyone looking for a low-maintenance lifestyle. The main floor has a warm, welcoming feel with a layout that works well for everyday living. You'll love the convenience of main floor laundry (2022), and the kitchen features a newer fridge (2024) and dishwasher (2023). The open design connects seamlessly to the dining and living areas—perfect for daily life or entertaining. You'll also appreciate the AC for those warmer days, and peace of mind knowing the furnace and hot water on demand system were just replaced in 2024. Upstairs, you'll find comfortable bedrooms, including a spacious primary suite with an ensuite and plenty of closet space. The newly finished bathroom in the basement adds extra convenience and value, whether you use the lower level as a rec room, guest space, or both. Outside, the home continues to shine. The front landscaping was updated last summer, and the back deck has been freshly stained, making it a perfect spot to unwind or host a summer BBQ. The backyard is low maintenance and perfect for busy lifestyles. The garage is heated with roughed-in sound. Beside it, the carport is perfect for extra parking or even storing a trailer or rec vehicle. To top it off, the home features brand new permanent lights on the front exterior, and new shingles on the back half of the garage. Located in the friendly, sought-after community of Drake Landing, you're close to parks, schools, and local amenities, with space to grow and a community to call your own.