# \$775,000 - 41 Drake Landing Gardens, Okotoks

MLS® #A2204205

# \$775,000

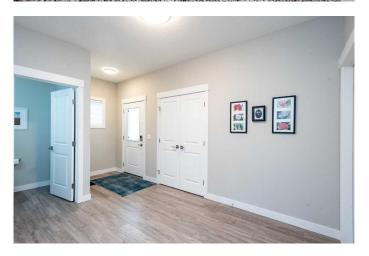
3 Bedroom, 3.00 Bathroom, 1,118 sqft Residential on 0.10 Acres

Drake Landing, Okotoks, Alberta

A gem in Drake Landing in Okotoks...Sellers had this house built by Prominent Homes in 2020 and made some nice upgrade and custom changes. Window space was maximized for an abundance of natural light. Dual zone furnace system ensures both floors can be adjusted to your preference. Air conditioning. In-floor heat in both full baths. Tankless hot water system. Programmable soffit lights. Your agent can access all the changes in the supplements. The yard reflects the definition of low maintenance. Great location in Drake Landing, backing onto a green space walkway, and just a hop, skip and a jump to the tot lot. This bright, airy 1117 sq.ft bungalow has vaulted ceilings, an open floorplan, a generous, welcoming main foyer, well designed kitchen with a pantry, S.S. appliances, the island has a sit up counter and all countertops are quartz. The dining room accommodates a table large enough to host good friends. Get comfortable in the living room and enjoy the fireplace or a game on the flat screen TV. The primary bedroom is on the main floor, it has a vaulted ceiling, a walk thru closet to a 5 pce. ensuite bath with in-floor heat. A 2 pce bath and laundry room / mud room complete the main floor. Downstairs has 850 sq. ft. of development. There is a large family room with a wet bar. Also a 4 pce bath, with in-floor heat. and 2 more bedrooms, each with some bonus walk-in closet space. Furnace room has a freezer and storage. There's a double attached garage and lots of







room on the driveway for two more vehicles. This home shows beautifully and is in immaculate condition

#### Built in 2020

## **Essential Information**

MLS® # A2204205 Price \$775,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,118
Acres 0.10
Year Built 2020

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 41 Drake Landing Gardens

Subdivision Drake Landing

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0P6

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub,

Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer,

Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Rain Gutters

Lot Description Greenbelt, Interior Lot, Landscaped, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 21st, 2025

Days on Market 13 Zoning TN

# **Listing Details**

Listing Office Royal LePage Benchmark

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