

**312 Drake Landing Close
Okotoks, Alberta**

MLS # A2160918



\$565,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,566 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: NA

Welcome home! Located on a quiet street in the desirable community of Drake Landing, this home offers the perfect blend of comfort and convenience. With easy access to 32nd Street, you have easy access to Calgary. The large backyard is perfect for outdoor fun, while the well-maintained front yard adds great curb appeal. Inside, the cozy living room features a gas fireplace, making chilly winter mornings a delight. And the well laid out kitchen and dining room will ensure you have plenty of space without being overwhelming. Upstairs, you'll find three spacious bedrooms, while the finished basement offers an additional bedroom and a large recreation room—ideal for family gatherings or hobbies. Move in before the snow falls!