

**9 Drake Landing Street
Okotoks, Alberta**

MLS # A2166860



\$685,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the heart of family-friendly community of Drake Landing! This stunning 3-bedroom, 3 bath, two-storey home is a perfect blend of modern design and family comfort. This property offers a lifestyle of convenience, space and relaxation for both entertaining and everyday living. As you step inside, you're greeted by a bright and inviting foyer, setting the tone for the open concept main floor. The spacious layout seamlessly connects the living room, dining area and kitchen, creating the ideal environment for gathering and making memories. The living room is bathed in natural light, offering plenty of space for cozying up with family or hosting friends. The dining area easily accommodates large family dinners and offers direct access to the backyard through sliding doors, making indoor-outdoor living a breeze. At the heart of the home is the gourmet kitchen, designed with functionality and style in mind. A sleek central island provides ample space for meal prep and casual dining. The white wall cabinets are highlighted by upgraded wide crown finishing, adding a touch of elegance. With ample cabinet space, stainless steel appliances and modern fixtures, this is as beautiful as it is practical. The main floor also features a mudroom and convenient powder room. Head upstairs where you'll find a luxurious primary retreat featuring large windows a spacious walk-in closet and spa-like ensuite with an oversized shower. This peaceful space offers the perfect spot to unwind at the end of the day. Two additional large bedrooms provide plenty of space for family or guests. The upper level also includes a bonus room, perfect for an extra lounge area or kids' playroom - offering additional flexibility for your family's lifestyle. A laundry room is conveniently located on this level, equipped with a linen closet nearby for added convenience. Step outside and enjoy

your fully fenced backyard, an oasis of outdoor living. The large yard is perfect for children and pets to play freely, while the two-tiered deck offers the ideal space for summer barbecues and ensures you have ample room for outdoor furniture and entertaining guests, while the garden boxes provide a charming touch for the green thumb. Enjoy the tranquility of suburban living while being just minutes away from local schools, parks, Okotoks town centre, including shopping, dining, recreation facilities and more. Schedule your showing today and experience the elegance, comfort and charm of this exceptional home in Draking Landing!