

## 115 Drake Landing Loop Okotoks, Alberta

**MLS # A2216947**

# \$599,999

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Irregular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Amazing value awaits at 115 Drake Landing Loop! This beautifully updated and meticulously maintained home welcomes you with fresh paint on the main floor and a bright, open-concept layout. The spacious Great Room features a stunning fireplace with a wood mantle and tile surround, complemented by rich hardwood flooring throughout the main level. The tiled entryway flows seamlessly into a sunny walk-thru pantry and an inviting kitchen, complete with granite countertops, a raised eating bar, full tile backsplash, and convenient pot drawers. Upstairs, you'll find three generous bedrooms, including a primary suite with a large walk-in closet and a full en suite bath. Love to entertain? The backyard is your personal retreat—enjoy evenings gathered around the fire pit, or relax under the stylish pergola. The large yard offers added privacy with no neighbors on one side, making it an ideal space for both relaxation and hosting. Don't forget about oversized - heated garage! The perfect man cave or she shack. This corner lot home is enhanced by beautiful stone accents, a charming covered veranda, and the bonus of no sidewalk to maintain along the side of the property. Located in the sought-after community of Drake Landing, you're within walking distance of schools, parks, and scenic walking trails. With the dog park nearby and quick access to the highway, you can enjoy small-town charm with big-city conveniences just minutes away. Welcome home!