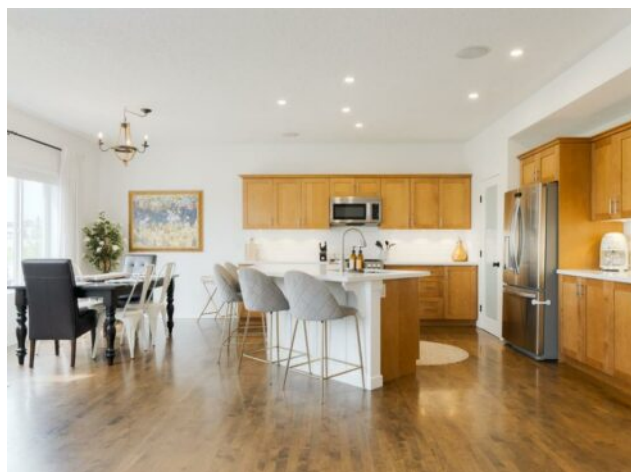


## 117 Drake Landing View Okotoks, Alberta

**MLS # A2220575**

# \$759,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Wired for Sound		

**Inclusions:** Washer/Dryer Pedestals, Curtains, TV Wall Mount(s)

Welcome to this stunning family home in the desirable community of Drake Landing, in Okotoks! Boasting breathtaking MOUNTAIN VIEWS from your WEST-FACING backyard with a LARGE DECK spanning the back of the home. It offers unparalleled privacy with NO NEIGHBOURS BEHIND, making it a tranquil retreat. On the main floor you will be greeted with an OPEN-CONCEPT design with LARGE WINDOWS that flood the space with natural light and showcase the rich HARDWOOD flooring. The kitchen features: A SPACIOUS ISLAND with BREAKFAST BAR, QUARTZ COUNTERTOPS, Stainless steel appliances, a pantry and ample cabinetry with UNDER-CABINET LIGHTING, a cozy living room anchored by a GAS FIREPLACE with a floor to ceiling stone surround and a convenient DEN/OFFICE on the main floor. The upper level features: a BONUS ROOM with plenty of space, a 4pc guest bathroom, three spacious bedrooms, including the master retreat. The master impresses with: a 5pc ENSUITE featuring a DUAL VANITY and a WALK-IN CLOSET. The FULLY FINISHED BASEMENT has additional living space with: a large REC ROOM, a 4th bedroom - both with HEATED FLOORS and a stylish 4pc bathroom, perfect for guests or family. This home is close to an environmental reserve, walking paths, and a dog park and is also a short drive from the amenities of town. Combining luxurious finishes, a functional layout, and a prime location, this home is a must-see! Don't miss your chance to call this beautiful property your own!