

\$749,900 - 44 Drake Landing Road, Okotoks

MLS® #A2210189

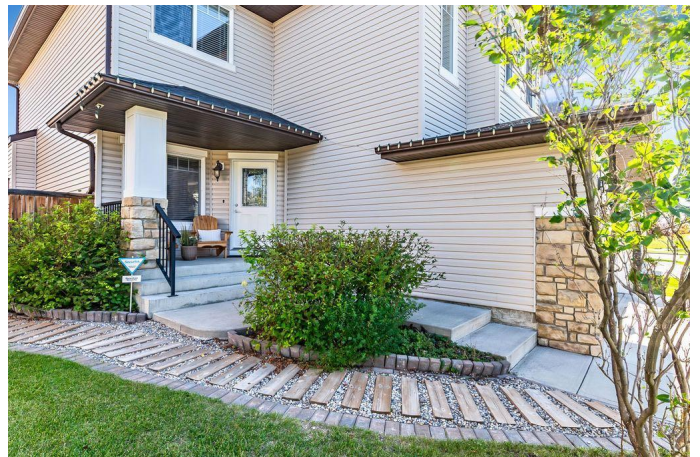
\$749,900

4 Bedroom, 4.00 Bathroom, 2,157 sqft

Residential on 0.12 Acres

Drake Landing, Okotoks, Alberta

****Open House Sat 2-4** BRIGHT, BEAUTIFUL & PRISTINE FULLY FINISHED** home w nearly 3000sqft developed space in the lovely community of Drake Landing with **OVERSIZED FRONT DRIVE GARAGE** plus **BACK LANE ACCESS!** One step inside and you will fall in love with this home's natural light, impeccable care, vaulted ceiling and gorgeous mature yard. **MAIN FLOOR** features study, kitchen with elegant white cabinets and large island & pantry, living room with gas fire place, and dining nook overlooking back yard. Walk-through laundry area leads to spacious mud-room and garage. **UPPER FLOOR** features superb bonus room with vaulted ceiling, primary bedroom with walk-in closet and ensuite bathroom, two additional bedrooms plus full bathroom. **LOWER LEVEL** is fully finished with rec room, fourth bedroom, full bathroom, and storage room. **BACK YARD** is stunning with large deck, beautiful gardens, mature trees and custom shed. Did we mention professionally installed Hunter Douglas blinds, newly painted cabinets & railing and hardwood flooring? **OVERSIZED DOUBLE GARAGE** is insulated & drywalled, and easily accommodates two vehicles plus impressive workbench. **LOCATION** is fantastic with incredible parks and pathway system just steps from the home, dog park a few minutes from the home, and easy access to schools, shopping, recreational centre, restaurants, and health centre. If you're looking for an impeccably maintained fully



finished home with charm, natural light & an awesome back yard, then this is THE ONE!
RECENT UPDATES - basement (2014), shed (2019), hot water tank (2019), shingles (2019), garage door opener (2022), professional painting of cabinets & railing (2023), furnace (2024).

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210189 |
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,157 |
| Acres | 0.12 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 Drake Landing Road |
| Subdivision | Drake Landing |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S0B9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Double Oven |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 7 |
| Zoning | TN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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