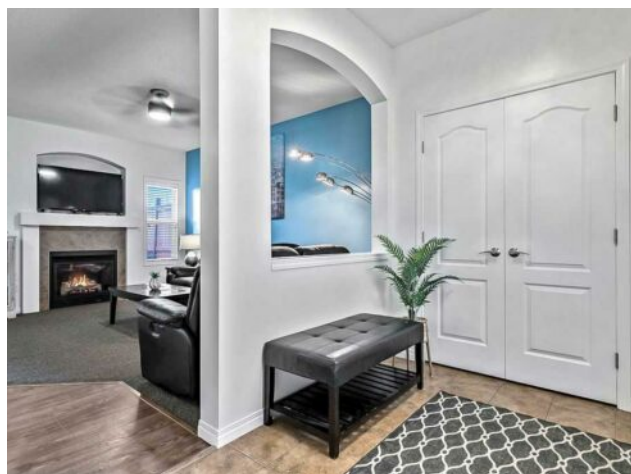


**111 Drake Landing Loop**  
**Okotoks, Alberta**
**MLS # A2270447**

**\$599,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Drake Landing                                             |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                  |               |                   |
| <b>Size:</b>     | 1,578 sq.ft.                                              | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks |               |                   |

|                    |                                                                            |                   |    |
|--------------------|----------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Other, Vinyl Plank                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Vinyl Windows |                   |    |

**Inclusions:** Garage Door Opener, Central Vac plus Attachments

**OPEN HOUSE:** Saturday November 15th 1:00PM - 4:00PM

Meet 111 Drake Landing Loop. It isn't just a house; it's the kind of home where life unfolds naturally and truly captures the heart of Okotoks living; where small-town charm meets modern comfort. Located in the sought-after community of Drake Landing, this beautifully upgraded Detached Home is move-in ready and designed for real life. The top 2 floors have been refreshed with New Paint and NEW, plush carpet, creating a warm and inviting atmosphere from the moment you step inside. The Open Layout offers room for family and friends to gather, while the fully finished basement provides the perfect space for a playroom, home gym or movie nights. A FOURTH legal bedroom, 3-pc bathroom and SECOND laundry area round out the basement. Outside, you'll fall in love with the oversized backyard as the home sits closer to the front of the lot, the backyard feels like your own private retreat. Enjoy summer evenings on the newer deck or stroll along the stamped concrete walkway to your double detached garage, complete with Insulation, Drywall, and HEATED! A dream for hobbyists or anyone who values a warm start on winter mornings. Local shops, big-box stores, cafes, and the scenic Sheep River pathways create a true sense of community and connection. This is a place where kids still play outside, neighbors know your name, and families grow together. Walking distance to schools, parks and amenities, Welcome Home!