

116 Drake Landing Gardens Okotoks, Alberta

MLS # A2206302


\$819,900

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Storage Shed, Pergola, Hot tub		

This exceptional family home features a heated, TRIPLE garage with epoxy floors, a true standout feature right from the start. Enjoy majestic sunrises to the east, offering breathtaking VIEWS each day. Built by industry leader Sterling Homes, this open concept design is perfect for modern family living. The kitchen features crisp white cabinetry, QUARTZ counters, a GAS STOVE with a feature hood and tile surround and corner pantry. A versatile TECH ROOM on the main floor offers the perfect space for an office or additional pantry. Off the triple garage, you'll find convenient lockers to help keep your home organized. Additionally, a powder room on the main floor adds extra convenience. The main floor is complete with vinyl plank flooring throughout and a stunning tiled GAS fireplace in the living room. The spacious dining area opens into the living room and seamlessly connects to the backyard, where oversized sliding doors bring in an abundance of natural light. The extra windows throughout this home truly make a difference, allowing sunshine to flood the interior. Step outside and experience the backyard oasis, fully landscaped with low maintenance features, including COMPOSITE decking, two lower PATIOS, garden boxes, a dog run off the main door from garage, pergola, and even a HOT TUB – the perfect space to enjoy the summer months with family and friends! Back inside and upstairs the upper BONUS ROOM with vaulted ceilings is a fantastic retreat. There is an upper laundry room with storage. The primary bedroom is your private sanctuary, offering beautiful east facing views and a luxurious ensuite with dual sinks with quartz counters, a soaker tub, a walk in TILED shower, water closet, and a spacious walk in closet. Two additional upper bedrooms and a full bathroom complete this level. The front bedroom offers spectacular MOUNTAIN VIEWS to the

west. This home is packed with upgrades, including AC, low maintenance front and back landscaping, and sits on a friendly street with a strong sense of COMMUNITY. Conveniently located near schools, parks, and offering quick access to Calgary, this home is in immaculate condition and ready for its new owners to fall in love. Take a sneak peak with the VIRTUAL TOUR.