

\$775,000 - 41 Drake Landing Gardens, Okotoks

MLS® #A2204205

\$775,000

3 Bedroom, 3.00 Bathroom, 1,118 sqft
Residential on 0.10 Acres

Drake Landing, Okotoks, Alberta

A gem in Drake Landing in Okotoks...Sellers had this house built by Prominent Homes in 2020 and made some nice upgrade and custom changes. Window space was maximized for an abundance of natural light. Dual zone furnace system ensures both floors can be adjusted to your preference. Air conditioning. In-floor heat in both full baths. Tankless hot water system. Programmable soffit lights. Your agent can access all the changes in the supplements. The yard reflects the definition of low maintenance. Great location in Drake Landing, backing onto a green space walkway, and just a hop, skip and a jump to the tot lot. This bright, airy 1117 sq.ft bungalow has vaulted ceilings, an open floorplan, a generous, welcoming main foyer, well designed kitchen with a pantry, S.S. appliances, the island has a sit up counter and all countertops are quartz. The dining room accommodates a table large enough to host good friends. Get comfortable in the living room and enjoy the fireplace or a game on the flat screen TV. The primary bedroom is on the main floor, it has a vaulted ceiling, a walk thru closet to a 5 pce. ensuite bath with in-floor heat. A 2 pce bath and laundry room / mud room complete the main floor. Downstairs has 850 sq. ft. of development. There is a large family room with a wet bar. Also a 4 pce bath, with in-floor heat. and 2 more bedrooms, each with some bonus walk-in closet space. Furnace room has a freezer and storage. There's a double attached garage and lots of



room on the driveway for two more vehicles.

This home shows beautifully and is in immaculate condition

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204205 |
| Price | \$775,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,118 |
| Acres | 0.10 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 41 Drake Landing Gardens |
| Subdivision | Drake Landing |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0P6 |

Amenities

| | |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas |

Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Rain Gutters

Lot Description Greenbelt, Interior Lot, Landscaped, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 12

Zoning TN

Listing Details

Listing Office Royal LePage Benchmark

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