

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

MLS® #A2204205

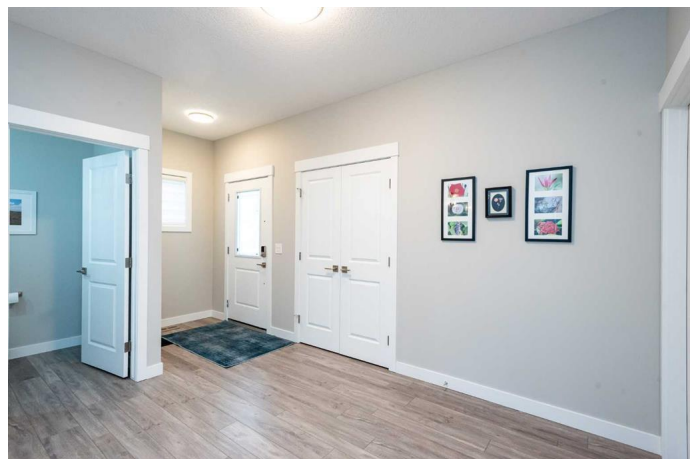
\$775,000

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
Sold Price	\$765,000
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	Sold

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	Double Garage Attached, Garage Door Opener, Concrete Driveway

Interior

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

	Washer/Dryer, Window Coverings, Bar Fridge, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Rain Gutters
Lot Description	Landscaped, Greenbelt, Interior Lot, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Date Sold	April 3rd, 2025
Days on Market	13
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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