

16 Drake Landing Mews
Okotoks, Alberta

MLS # A2167028



\$630,000

Division:	Drake Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,156 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Kitchen Island, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

BACK ON THE MARKET DUE TO FINANCING FOR THE SECOND TIME. Welcome to this stunning 2-story half-duplex in the Family Friendly Community of Drake Landing in beautiful Okotoks! With just over 2100QFT of living space and attached double garage with extra parking space on the driveway this property is sure to impress! This SPECTACULAR home is located on a quiet cul-de-sac and situated on an oversized pie lot that backs onto a walking path that leads you to an off-leash dog park. Step into a bright and open spacious main floor plan and be greeted by vaulted ceilings that set the stage for the inviting ambiance that flows throughout. An arched entryway leads you to the spacious family room, where a striking 3-sided fireplace serves as a centerpiece for cozy evenings. The well-appointed kitchen is both stylish and functional, featuring a large island with a raised breakfast bar, a convenient corner pantry, brand new Samsung dishwasher and ample workspace. The adjacent dining room is bathed in natural light, thanks to an oversized window and sliding patio doors that open to the expansive backyard—perfect for indoor-outdoor entertaining. The main floor is complete with a practical mudroom/laundry area and a convenient 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, a linen closet, and a versatile bonus room with an open-to-below concept overlooking the foyer. The luxurious primary suite impresses with double-door entry, an expansive layout, a walk-in closet, and a spa-like 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Endless possibilities await in the unfinished basement, offering a blank canvas for your dream space. Whether you envision a home theater, fitness studio, additional bedrooms, or a personal retreat, this versatile area is ready to be transformed to suit your lifestyle. The

potential is yours to explore! Schedule your private tour today!