

## 1 Drake Landing Common Okotoks, Alberta

MLS # A2172493



# \$699,900

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,203 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Landscaped, Level, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Central Vacuum, Open Floorplan, Pantry, Quartz Counters, Storage, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** TV mounts and brackets

This property showcases a beautifully designed home with a focus on both functionality and style. Featuring spacious entryway into the open concept with the huge country sized kitchen boasts maple cabinetry and a unique massive island with quartz countertops plus a walk-in closet perfect for the chef in the family. Enjoy your music in the warm inviting great room with tile surround gas fireplace complete with maple mantle. You will love entertaining and having dinners at the generous sized dining area with large window seat. Your family and guests will enjoy the inviting hot tub located on the well designed deck in the rear landscaped and fenced yard. A private den is located on the main floor. The turned stairwell leads up to the bonus room fun to use as a TV room, to relax and enjoy. Three bedrooms with the master boasting spa-like ensuite and walk-in closet. The laundry room is a plus on this floor. Lower level offers two additional bedrooms plus space to create your own rec room area and full. You have a double attached garage. This home seems perfect for families looking for comfort and fun