

\$775,000 - 117 Drake Landing View, Okotoks

MLS® #A2206831

\$775,000

4 Bedroom, 4.00 Bathroom, 2,306 sqft
Residential on 0.13 Acres

Drake Landing, Okotoks, Alberta

Welcome to this stunning family home in the desirable community of Drake Landing, in Okotoks! Boasting breathtaking MOUNTAIN VIEWS from your WEST-FACING backyard with a LARGE DECK spanning the back of the home. It offers unparalleled privacy with NO NEIGHBOURS BEHIND, making it a tranquil retreat. On the main floor you will be greeted with an OPEN-CONCEPT design with LARGE WINDOWS that flood the space with natural light and showcase the rich HARDWOOD flooring. The kitchen features: A SPACIOUS ISLAND with BREAKFAST BAR, QUARTZ COUNTERTOPS, Stainless steel appliances, a pantry and ample cabinetry with UNDER-CABINET LIGHTING, a cozy living room anchored by a GAS FIREPLACE with a floor to ceiling stone surround and a convenient DEN/OFFICE on the main floor. The upper level features: a BONUS ROOM with plenty of space, a 4pc guest bathroom, three spacious bedrooms, including the master retreat. The master impresses with: a 5pc ENSUITE featuring a DUAL VANITY and a WALK-IN CLOSET. The FULLY FINISHED BASEMENT has additional living space with: a large REC ROOM, a 4th bedroom - both with HEATED FLOORS and a stylish 4pc bathroom, perfect for guests or family. This home is close to an environmental reserve, walking paths, and a dog park and is also a short drive from the amenities of town. Combining luxurious finishes, a functional layout, and a prime location, this home is a



must-see! Don't miss your chance to call this beautiful property your own!

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206831 |
| Price | \$775,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,306 |
| Acres | 0.13 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 117 Drake Landing View |
| Subdivision | Drake Landing |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0A1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Wired for Sound |
| Appliances | Dishwasher, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air, In Floor |

| | |
|-----------------|----------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 3 |
| Zoning | TN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.