

# \$765,000 - 117 Drake Landing View, Okotoks

MLS® #A2206831

**\$765,000**

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	\$765,000
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	In Floor, Forced Air, Fireplace(s)

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	42
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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