

# \$585,000 - 141 Drake Landing Loop, Okotoks

MLS® #A2215638

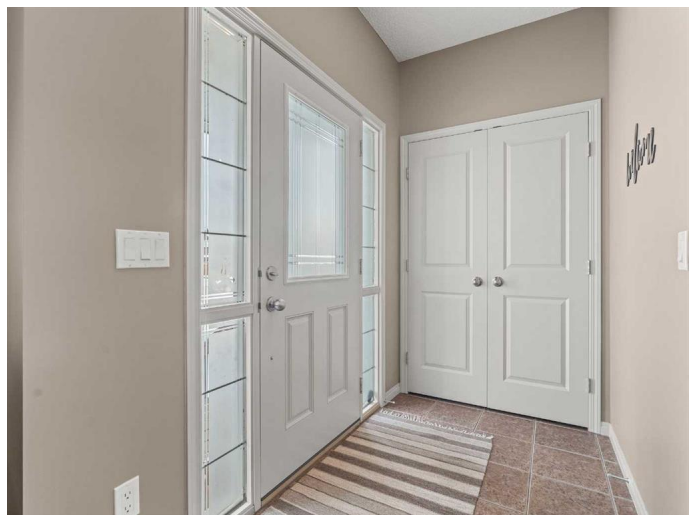
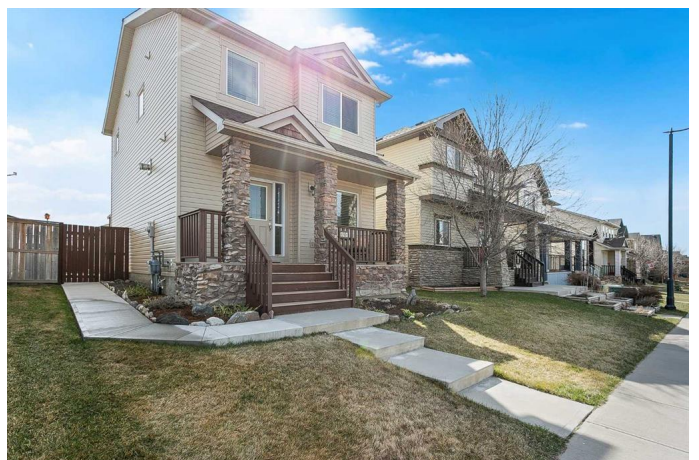
**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.09 Acres

Drake Landing, Okotoks, Alberta

Welcome Home to a meticulously maintained family home with PRIDE OF OWNERSHIP shining in every corner of the property. This home gives a perfect blend of function and charm. Step up to the front porch and imagine yourself greeting family and friends here. Inside is a spacious entrance that leads through to the cozy living room. A gas fireplace is perfect addition to warm you up on chilly winter evenings. The large windows provide a substantial amount of natural light. The upgraded kitchen will amaze you with ceiling height cabinets, a large island, granite counters, and more storage than you see in most kitchens. Step out the sliding back doors to the perfectly manicured yard. Enjoy summer BBQs with guests, watch the kids play, and simply enjoy the privacy this backyard has to offer. The upper level is a perfect floorplan with the primary bedroom (complete with ensuite and walk in closet), upper laundry, 2 more bedrooms, and another full bathroom. The partially developed lower level is ready for your finishing touches boasting a huge rec space, and plenty of storage. This could easily be converted into a 4th bedroom if desired. You will admire so many features throughout the home including Hunter Douglas Blinds, Newer Furnace and A/C (2022), Newer hot water tank (2023), Hardwood floors, Oversized garage with 8 foot door, 10 foot ceilings, and gas line plumbed in for future heating, along with a separate panel and 220 V wiring. A few steps out the paved back alley to the



playground - providing summer fun and winter skating. The convenient north location provides easy access to the highway for the daily commute. Paths, ponds, dog park , and steps to are all added reasons to love this location. This home not only provides family function - it provides a lifestyle !

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215638    |
| Price          | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,304       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 141 Drake Landing Loop |
| Subdivision | Drake Landing          |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0H4                |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 4                                                  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Oversized |
| # of Garages   | 2                                                  |

### **Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                        |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 6                |
| Zoning         | TN               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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