

# \$775,000 - 41 Drake Landing Gardens, Okotoks

MLS® #A2204205

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,118 sqft  
Residential on 0.10 Acres

Drake Landing, Okotoks, Alberta

A gem in Drake Landing in Okotoks...Sellers had this house built by Prominent Homes in 2020 and made some nice upgrade and custom changes. Window space was maximized for an abundance of natural light. Dual zone furnace system ensures both floors can be adjusted to your preference. Air conditioning. In-floor heat in both full baths. Tankless hot water system. Programmable soffit lights. Your agent can access all the changes in the supplements. The yard reflects the definition of low maintenance. Great location in Drake Landing, backing onto a green space walkway, and just a hop, skip and a jump to the tot lot. This bright, airy 1117 sq.ft bungalow has vaulted ceilings, an open floorplan, a generous, welcoming main foyer, well designed kitchen with a pantry, S.S. appliances, the island has a sit up counter and all countertops are quartz. The dining room accommodates a table large enough to host good friends. Get comfortable in the living room and enjoy the fireplace or a game on the flat screen TV. The primary bedroom is on the main floor, it has a vaulted ceiling, a walk thru closet to a 5 pce. ensuite bath with in-floor heat. A 2 pce bath and laundry room / mud room complete the main floor. Downstairs has 850 sq. ft. of development. There is a large family room with a wet bar. Also a 4 pce bath, with in-floor heat. and 2 more bedrooms, each with some bonus walk-in closet space. Furnace room has a freezer and storage. There's a double attached garage and lots of



room on the driveway for two more vehicles.

This home shows beautifully and is in immaculate condition

Built in 2020

### Essential Information

MLS® #	A2204205
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,118
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	41 Drake Landing Gardens
Subdivision	Drake Landing
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer

Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Fire Pit, Rain Gutters  
Lot Description Greenbelt, Interior Lot, Landscaped, Level, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 21st, 2025  
Days on Market 13  
Zoning TN

## Listing Details

Listing Office Royal LePage Benchmark

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