

35 Drake Landing Boulevard
Okotoks, Alberta

MLS # A2255497



\$549,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		
Inclusions:	Shed, Gazebo, TV Brackets, Wall Shelves, Light Fixtures		

****Open House Sat/Sun 11-1.30**** CHARMING DRAKE LANDING two story home with front porch & HUGE YARD, and just STEPS FROM AMAZING WALKING PATHS & POND! If you are looking for a well maintained affordable single-family home with stylish modern finishing, and want an awesome location, then this is it!! MAIN LEVEL features open concept plan perfect for entertaining with cozy living room, kitchen with ss appliances, dining area overlooking backyard, rear mudroom and half bath. Large windows in front and back offer abundant natural light throughout the day. UPPER LEVEL features large primary bedroom with ensuite bath and walk-in closet, and two additional bedrooms with full bathroom. BASEMENT is undeveloped and ready for fourth bedroom and recreation room. HUGE BACK YARD is a private oasis, is fully fenced and has triple gravel parking pad large enough to park your vehicles and toys. CONVENIENT LOCATION near parks, pathways, schools, shopping, amenities, and transportation routes. If you’re looking for a single family charmer under \$570K in prime location with the most amazing neighbours, then this is the one!! RECENT UPDATES: fully painted (2023), furnace motor (2023), bathroom taps (2023), north and rear fence replaced (2025)