

# \$748,000 - 22 Drake Landing Bay, Okotoks

MLS® #A2213006

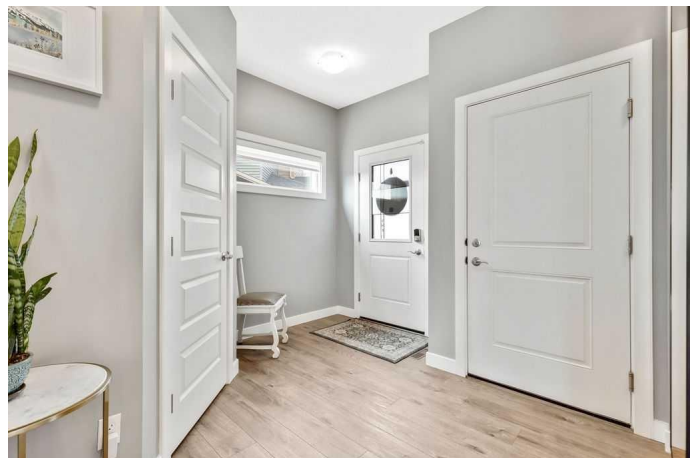
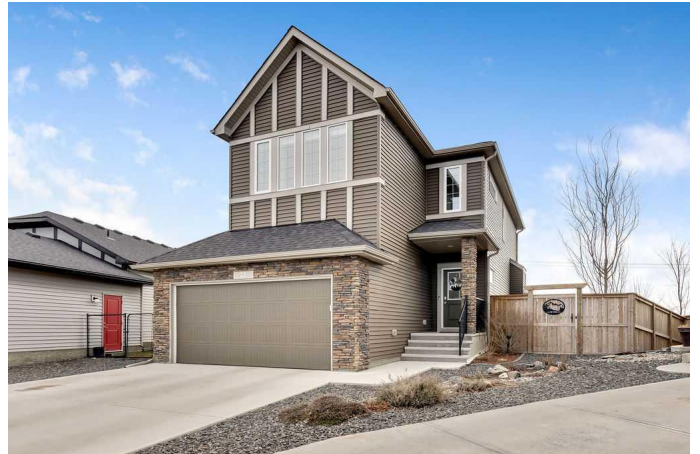
**\$748,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.14 Acres

Drake Landing, Okotoks, Alberta

Welcome to your perfect family oasis! This stunning 2019 2-storey home with central air conditioning boasts over 2,600 sq. ft. of beautifully finished living space. Featuring 4 spacious bedrooms and 4 modern bathrooms, making it ideal for families of all sizes. Nestled in a tranquil cul-de-sac with no neighbors behind, you will enjoy both privacy and peace. Natural light floods the open-concept design, from the large inviting foyer throughout. Lovely kitchen offers quartz countertops, stainless appliances, an oversized island for seating the family and a large pantry. Spacious dining area has newly added feature wall, and patio doors which grant access to seasonal living. Bright and spacious living room features a floor to ceiling tiled gas fireplace. A convenient half bath is tucked away. Upper level gifts you the spacious primary bedroom, which comes complete with a luxurious 5-piece ensuite featuring double sinks, a relaxing soaker tub, and an oversized shower perfect for unwinding after a long day. The primary suite also boasts a large walk-in closet, providing ample storage. The third bedroom, currently set up as a home office, has large windows that frame the magnificent scenery, making it the ideal workspace for remote work. Convenience is key, with an upper-level laundry room. Enhancing this level is a sun filled bonus room thanks to its transom window, and a breathtaking mountain view in the corner, making it an inspiring space for relaxation or play. A 5-piece bathroom with



double sinks, will ensure ease for family living. Lower level is professionally finished with 9' ceilings, a family room with a floor to ceiling tiled gas fireplace, just like upstairs, a fourth bedroom and a 3 pc bathroom to fill your needs. Step outside to discover your expansive pie-shaped lot, where summer enjoyment awaits with a fantastic two-tiered deck, perfect for entertaining or unwinding with family. The beautifully landscaped yard is adorned with a firepit, perennials, and young trees, providing plenty of space for outdoor activities and gatherings. Life gets even sweeter with underground sprinkler irrigation to water the yard. :) Completing this dream home is a neat and tidy double attached garage, offering added convenience for busy families. Call today and get ready to MOVE!

Built in 2019

### **Essential Information**

MLS® #	A2213006
Price	\$748,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Drake Landing Bay
Subdivision	Drake Landing
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 0P9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	TN

### Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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.