

## 137 Drake Landing Manor Okotoks, Alberta

**MLS # A2230688**



# \$970,000

<b>Division:</b>	Drake Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,715 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** Gazebo on rear deck, Projector in basement with drop down screen & remote, Side yard shed

| Triple garage | Backing green space | Over 3800 sq ft | Finally—a luxury family home with plenty of space for everyone (and all those things that tend to pile up). Tucked away on a quiet cul-de-sac in a prestigious estate community, this original-owner executive home strikes the perfect balance of style, comfort, and everyday practicality. With 5 bedrooms, a fully finished basement that includes a full bathroom (great for guests or a private hangout spot), a triple garage, and thoughtful upgrades throughout, this home works perfectly for growing families—especially those with teens who appreciate their own space. Step inside to a chef-inspired kitchen with a massive island—the ultimate spot for snacks, homework sessions, or late-night conversations. The walk-through pantry makes unloading groceries a breeze, and the open layout is perfect for entertaining or just hanging out together. The stylish main-floor office is a quiet spot for working from home—or sneaking in a little downtime with your coffee. Upstairs, the roomy bonus room is perfect for movie nights, gaming sessions, or just a chill place to escape. Bedrooms are generously sized so everyone can have their own space, and the upstairs laundry room means fewer trips hauling baskets up and down stairs—because nobody has time for that. The primary suite is a true retreat, with vaulted ceilings, a walk-in closet big enough to get lost in, and a spa-inspired ensuite where you can finally lock the door and relax. Downstairs, the fun keeps rolling with a big rec area, a fifth bedroom, and a full home theatre featuring a drop-down projector screen—perfect for movie nights, teen hangouts, or epic gaming marathons. Plus, the finished basement’s full bathroom means no one has to make extra trips upstairs when the action’s happening downstairs.

Outside, enjoy easy-care luxury with custom stamped concrete walkways and a beautifully designed backyard retreat. The back deck leads to a custom gazebo—ideal for summer BBQs, relaxing with friends, or sipping wine under the stars. Central A/C keeps things cool, the triple garage keeps everything organized, and there’s plenty of storage to keep the chaos under control. Located near top-rated schools, boutique shops, and scenic walking trails in a nearby environmental reserve, this home combines upscale living with real-world comfort. Homes like this don’t come around often—especially ones where everyone actually gets along in the morning!