

42 Drake Landing Drive Okotoks, Alberta

MLS # A2243339



\$965,000

Division:	Drake Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,575 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Oversized, Triple Garage Attached, Workshop		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Plantation Shutters, Shed

Built in 2011, this large family home boasts above grade sq footage of 2575 Sq feet, with a finished basement giving well over 3200 sq feet of total finished living space. close to playgrounds, and with easy access to Shopping, Recreation and schools, come see this home that backs onto the Okotoks pathway system. the home has some very nice upgrades as well as built in features that will help keep monthly costs low. first and foremost is the Furnace system, as this home a a One furnace with three thermostat controls. that keeps every level of the home warm in the winter and cool in the summer. the home has also had the insulation upgraded beyond R-50 another feature that will keep costs down. the lay out is warm and inviting, the dining room is spacious for large gatherings, and the basement is perfect for entertaining, as well as a fitness area. and for the upper floor, .. there are four very good sized bedrooms, with a master suite boasting a large walk in closet, big ensuite , with blue tooth sound system built into whisper quiet exhaust fan. with oversized triple garage, and a wrap around patio, this home checks allot of boxes!! call your favorite Realtor and book your own tour of this home. Please note, on Title it mentions Drake landing Home Owners association. although it is on title, the association never went active and has never charged any fees.