

**103 Drake Landing Loop
Okotoks, Alberta**

MLS # A2246128



\$599,999

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|------------------|------------------------|---------------|-------------------|
| Division: | Drake Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,492 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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| Heating: | High Efficiency, Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Granite Counters, Kitchen Island |

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|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

Inclusions: window coverings, garage control (s)

Welcome to your next chapter in this cherished family home! Impeccably cared for and brimming with warmth, function, and thoughtful upgrades. This is the kind of property where memories are made, and it's ready to welcome new owners! Step inside to an airy open-concept main floor that feels both fresh and familiar, with laminate flooring and timeless tile in all the right places. The kitchen is as practical as it is stylish, featuring gleaming granite countertops, a sunken dual sink, white cabinetry and a generous pantry. Upstairs, you'll find three good sized bedrooms, including a serene primary retreat with space for a king bed, a bright 4-piece ensuite, and an impressively oversized walk-in closet complete with it's own window for natural light and airflow. Laundry is conveniently located upstairs as well. Outside, enjoy evenings on the charming front porch or entertain with ease on the expansive deck with a gas hookup for your BBQ. The double detached garage and additional RV parking pad ensure plenty of space for vehicles and toys. Tucked in a friendly neighborhood and move-in ready, this home offers outstanding value and pride of ownership that you'll feel from the moment you walk in. Don't miss this rare opportunity to own a home where comfort, quality, and community meet.