

# \$749,900 - 44 Drake Landing Road, Okotoks

MLS® #A2210189

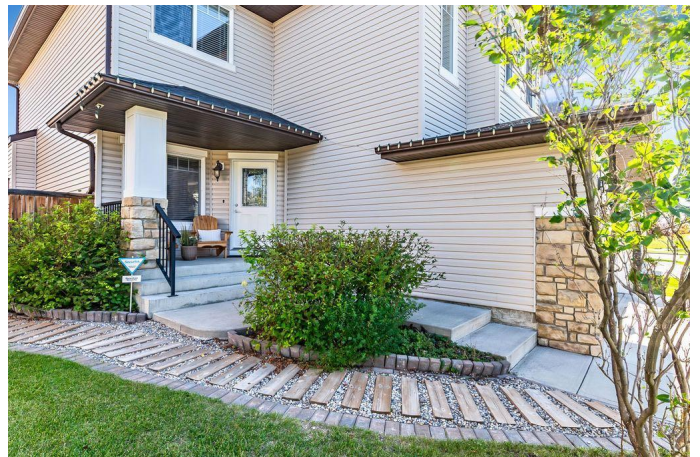
**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,157 sqft

Residential on 0.12 Acres

Drake Landing, Okotoks, Alberta

**\*\*Open House Sat 2-4\*\* BRIGHT, BEAUTIFUL & PRISTINE FULLY FINISHED** home w nearly 3000sqft developed space in the lovely community of Drake Landing with **OVERSIZED FRONT DRIVE GARAGE** plus **BACK LANE ACCESS!** One step inside and you will fall in love with this home's natural light, impeccable care, vaulted ceiling and gorgeous mature yard. **MAIN FLOOR** features study, kitchen with elegant white cabinets and large island & pantry, living room with gas fire place, and dining nook overlooking back yard. Walk-through laundry area leads to spacious mud-room and garage. **UPPER FLOOR** features superb bonus room with vaulted ceiling, primary bedroom with walk-in closet and ensuite bathroom, two additional bedrooms plus full bathroom. **LOWER LEVEL** is fully finished with rec room, fourth bedroom, full bathroom, and storage room. **BACK YARD** is stunning with large deck, beautiful gardens, mature trees and custom shed. Did we mention professionally installed Hunter Douglas blinds, newly painted cabinets & railing and hardwood flooring? **OVERSIZED DOUBLE GARAGE** is insulated & drywalled, and easily accommodates two vehicles plus impressive workbench. **LOCATION** is fantastic with incredible parks and pathway system just steps from the home, dog park a few minutes from the home, and easy access to schools, shopping, recreational centre, restaurants, and health centre. If you're looking for an impeccably maintained fully



finished home with charm, natural light & an awesome back yard, then this is THE ONE!  
RECENT UPDATES - basement (2014), shed (2019), hot water tank (2019), shingles (2019), garage door opener (2022), professional painting of cabinets & railing (2023), furnace (2024).

Built in 2007

**Essential Information**

MLS® #	A2210189
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	44 Drake Landing Road
Subdivision	Drake Landing
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0B9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.