

# \$599,900 - 9 Drake Landing Way, Okotoks

MLS® #A2234128

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,377 sqft

Residential on 0.10 Acres

Drake Landing, Okotoks, Alberta

Welcome to this beautifully upgraded 4-bedroom, 3.5-bath laned home in the heart of Okotoks, offering comfort, functionality, and unbeatable location. Perfectly suited for families and hobbyists alike, this home includes a fully finished basement, gated RV parking pad, and a heated, insulated double garage with attic storage, dual 220V outlets, and hardwired internet—ideal for work or play.

The open-concept main floor welcomes you with a cozy wood-burning fireplace, large windows, and a seamless flow from the living area to the dining and kitchen spaces. It also features a stylish 2-piece upgraded bathroom for added convenience. A tankless hot water heater (2021) adds energy efficiency, along with central vac, and a water softener (2022) for everyday comfort.

Upstairs features brand new flooring (2024), three spacious bedrooms, and a luxurious primary suite with a 10mm glass walk-in shower (2024) and custom built-in closet (2024). The fully developed basement includes a wet bar, built-in surround sound, a fourth bedroom, and a full bathroom—perfect for guests or extended family.

Enjoy the outdoors with a deck privacy wall (2024), a firepit, and ample space in the backyard for entertaining or relaxing. The roof was evaluated in 2024 and remains in great



condition.

Located just steps from the Okotoks Recreation Centre, schools, and the community’s extensive pathway system, Golf Course, Parks , this home offers the lifestyle you’ve been looking for.

Book your private showing today and experience this move-in-ready gem in one of Okotoks’s most desirable neighborhoods!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234128    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,377       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9 Drake Landing Way |
| Subdivision | Drake Landing       |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S0B9              |

**Amenities**

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                      |
| Parking Spaces | 3                                                                                         |
| Parking        | Double Garage Detached, See Remarks, 220 Volt Wiring, Heated Garage, Insulated, Oversized |
| # of Garages   | 4                                                                                         |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Soaking Tub, Wet Bar, See Remarks                                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                                     |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard, RV Hookup                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Irregular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 44              |
| Zoning         | TN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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