

# \$555,000 - 35 Drake Landing Boulevard, Okotoks

MLS® #A2255497

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.11 Acres

Drake Landing, Okotoks, Alberta

**\*\*OPEN HOUSE Sat/Sun 12-2\*\*** CHARMING DRAKE LANDING two story home with front porch & HUGE YARD, and just STEPS FROM AMAZING WALKING PATHS & POND! If you are looking for a well maintained affordable single-family home with stylish modern finishing, and want an awesome location, then this is it!! MAIN LEVEL features open concept plan perfect for entertaining with cozy living room, kitchen with ss appliances, dining area overlooking backyard, rear mudroom and half bath. Large windows in front and back offer abundant natural light throughout the day. UPPER LEVEL features large primary bedroom with ensuite bath and walk-in closet, and two additional bedrooms with full bathroom. BASEMENT is undeveloped and ready for fourth bedroom and recreation room. HUGE BACK YARD is a private oasis, is fully fenced and has triple gravel parking pad large enough to park your vehicles and toys. CONVENIENT LOCATION near parks, pathways, schools, shopping, amenities, and transportation routes. If you're looking for a single family charmer under \$570K in prime location with the most amazing neighbours, then this is the one!! RECENT UPDATES: fully painted (2023), furnace motor (2023), bathroom taps (2023), north and rear fence replaced (2025)

Built in 2017

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2255497    |
| Price          | \$555,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35 Drake Landing Boulevard |
| Subdivision | Drake Landing              |
| City        | Okotoks                    |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1S 0P8                    |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 8                    |
| Zoning         | TN                   |

**Listing Details**

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

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