

# \$829,900 - 116 Drake Landing Gardens, Okotoks

MLS® #A2206302

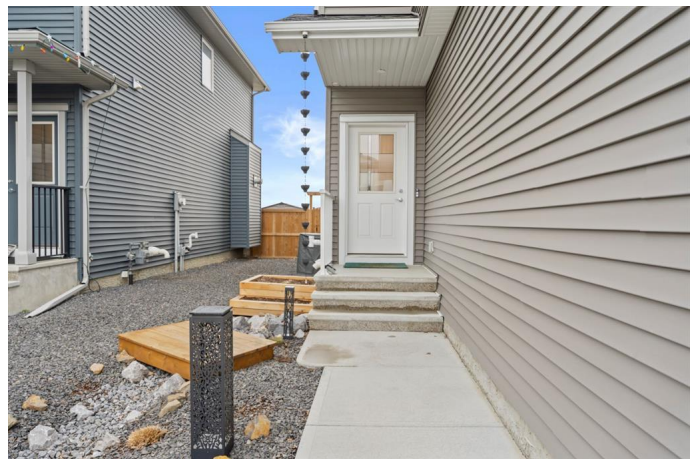
**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,097 sqft

Residential on 0.13 Acres

Drake Landing, Okotoks, Alberta

This exceptional family home features a heated, TRIPLE garage with epoxy floors, a true standout feature right from the start. Enjoy majestic sunrises to the east, offering breathtaking VIEWS each day. Built by industry leader Sterling Homes, this open concept design is perfect for modern family living. The kitchen features crisp white cabinetry, QUARTZ counters, a GAS STOVE with a feature hood and tile surround and corner pantry. A versatile TECH ROOM on the main floor offers the perfect space for an office or additional pantry. Off the triple garage, you'll find convenient lockers to help keep your home organized. Additionally, a powder room on the main floor adds extra convenience. The main floor is complete with vinyl plank flooring throughout and a stunning tiled GAS fireplace in the living room. The spacious dining area opens into the living room and seamlessly connects to the backyard, where oversized sliding doors bring in an abundance of natural light. The extra windows throughout this home truly make a difference, allowing sunshine to flood the interior. Step outside and experience the backyard oasis, fully landscaped with low maintenance features, including COMPOSITE decking, two lower PATIOS, garden boxes, a dog run off the main door from garage, pergola, and even a HOT TUB – the perfect space to enjoy the summer months with family and friends! Back inside and upstairs the upper BONUS ROOM with vaulted ceilings is a fantastic retreat. There is an upper laundry



room with storage. The primary bedroom is your private sanctuary, offering beautiful east facing views and a luxurious ensuite with dual sinks with quartz counters, a soaker tub, a walk in TILED shower, water closet, and a spacious walk in closet. Two additional upper bedrooms and a full bathroom complete this level. The front bedroom offers spectacular MOUNTAIN VIEWS to the west. This home is packed with upgrades, including AC, low maintenance front and back landscaping, and sits on a friendly street with a strong sense of COMMUNITY. Conveniently located near schools, parks, and offering quick access to Calgary, this home is in immaculate condition and ready for its new owners to fall in love. Take a sneak peak with the VIRTUAL TOUR.

Built in 2020

**Essential Information**

MLS® #	A2206302
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,097
Acres	0.13
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	116 Drake Landing Gardens
Subdivision	Drake Landing
City	Okotoks
County	Foothills County

Province	Alberta
Postal Code	T1S 0P9

### Amenities

Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	21
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.