

# \$659,900 - 22 Drake Landing Boulevard, Okotoks

MLS® #A2257933

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,558 sqft

Residential on 0.10 Acres

Drake Landing, Okotoks, Alberta

MOVE-IN READY, METICULOUSLY CARED FOR, AND BETTER THAN NEW- welcome to 22 Drake Landing in Okotoks, AB! Open house Sat/Sun Sept 20/21 from 12pm-2pm!

From the moment you arrive, youâ€™ll notice the thoughtful details, quality finishes, and the warm, inviting atmosphere this property offers. The freshly landscaped backyard was designed for both relaxation and entertaining, featuring a massive deck and a beautifully designed fire pit area that feels like your own private retreat. Picture crisp fall evenings gathered with friends, wrapped in blankets, with the fire crackling as you sip a glass of wine. This is the kind of outdoor space that becomes the heart of every season. The oversized (23' x 23'), heated garage adds even more value, offering plenty of room for larger vehicles, tools, and hobbies. As you step inside this rare floorplan by Sterling Homes, you will immediately notice the open concept living space and LARGE kitchen. The bright L-shaped kitchen features a NEW 2024- Fridge and Dishwasher, tons of cupboard space, quartz countertops, and a corner sink overlooking the backyard. Head upstairs to find 3 bedrooms, 2 full bathrooms, and a convenient laundry room with a NEW washer and dryer. The primary bedroom features a large walk-in closet and ensuite with double sinks and walk-in shower. Down the hall you will find the two extra bedrooms and full bathroom. Finally, saving one of the best features for last, the basement has been fully



developed with a luxurious wet bar area, large living room, 4th bedroom, full bathroom, and second laundry room. Perfect for guests, entertaining, or multi-generational living, this level adds another layer of comfort and versatility to an already exceptional home. The brand new Air Ranch Plaza is a short walk away which will offer a mix of retail, food, and professional services, including a gas bar, boutique liquor store, pizza restaurant, dentist, and pharmacy. Drake Landing also features an abundance of schools, daycares, parks, and walking paths. DON'T DELAY BOOKING YOUR SHOWING TODAY!

Built in 2015

### **Essential Information**

MLS® #	A2257933
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Drake Landing Boulevard
Subdivision	Drake Landing
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
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