

# \$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 air conditioning, 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	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized, See Remarks
# of Garages	4

### **Interior**

Interior Features	See Remarks, Soaking Tub, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
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, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	4
Zoning	TN

### **Listing Details**

Listing Office	eXp Realty
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