

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

MLS® #A2255497

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

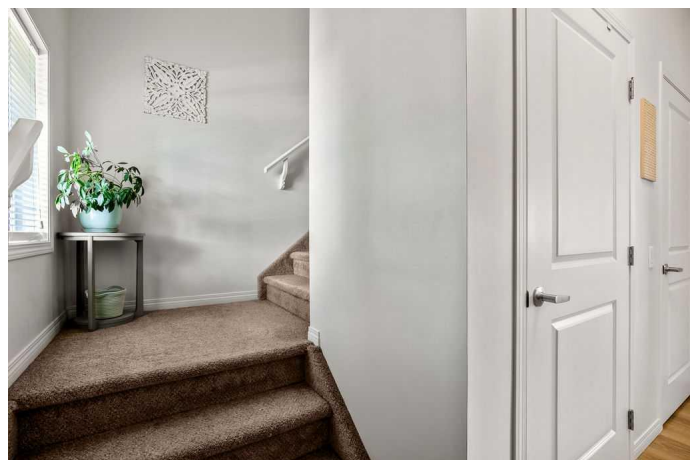
Residential on 0.11 Acres

Drake Landing, Okotoks, Alberta

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	21
Zoning	TN

**Listing Details**

Listing Office	CIR Realty
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