

\$669,900 - 1038 Ranch Road, Okotoks

MLS® #A2266147

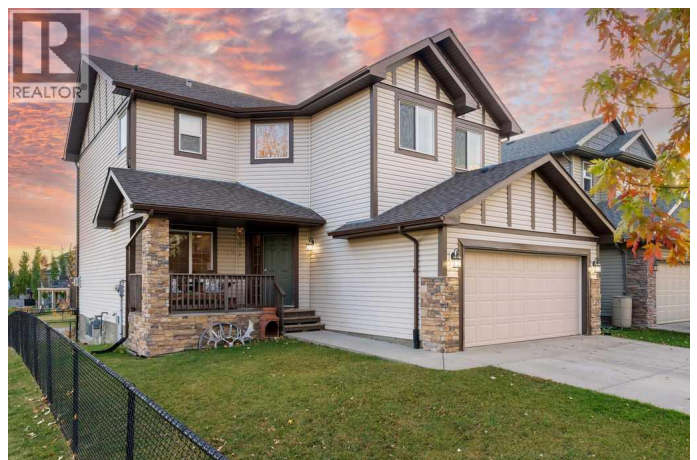
\$669,900

3 Bedroom, 3.00 Bathroom, 2,176 sqft

Single Family on 0.11 Acres

Drake Landing, Okotoks, Alberta

LOCATION, LUXURY, LIFESTYLE & VALUE! Don't miss this exceptional end-lot property perfectly positioned beside a serene pond teeming with waterfowl and surrounded by picturesque natural beauty. Backing directly onto greenspace and scenic pathways, this home offers the kind of peaceful setting and daily views that simply can't be beat. LOCATION, LOCATION, LOCATION! Step inside to nearly 2200 SQFT of thoughtfully designed living space featuring an ideal open-concept floorplan. The main level showcases solid maple hardwood floors, a bright and spacious office/den, and a sun-soaked living area that flows seamlessly into the dining space and kitchen, perfect for both entertaining and family living. This home has been beautifully refreshed with refinished maple hardwood floors, brand-new carpet, fresh paint throughout, and a complete electrical update, delivering modern comfort and total peace of mind. Additional major upgrades include a sump pump, water softener, and a tankless hot water system, ensuring efficiency and reliability year-round. The unfinished basement offers endless potential for future development and instant equity, making this one of the most valuable and opportunity-rich homes in the community. Upstairs, you'll find three generous bedrooms, a bonus room, and a convenient laundry area. The primary suite is a true retreat! massive in size, with a 4-piece ensuite and breathtaking views overlooking



the pond and greenspace. Step outside to your sunny south-facing raised deck, the ultimate spot for relaxation and enhanced outdoor living. Take in the tranquil sights and sounds of nature or enjoy evenings surrounded by unmatched natural beauty right from your own backyard. Located in Drake Landing, one of Okotoks's most sought-after neighbourhoods, you'll enjoy exceptional convenience and family-friendly amenities. Walk to top-rated schools, nearby parks, playgrounds, and off-leash areas, or explore the network of trails and pathways that connect the community. With easy access to shopping, restaurants, and major routes into Calgary, Drake Landing offers the perfect blend of small-town charm and everyday convenience, truly the best of both worlds!

(id:6289)

Built in 2009

Essential Information

Listing #	A2266147
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,176
Acres	0.11
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1038 Ranch Road
Subdivision	Drake Landing
City	Okotoks
Province	Alberta
Postal Code	T1S0E4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Other, PVC window, No neighbours behind, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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