WELCOME TO

81 Drakefield Road

Bullock Conservation



Visit **81Drakefield.com** for more details



Welcome to Markham's sought-after Conservation neighbourhood, where mature trees, established homes, and everyday conveniences create an ideal family lifestyle.

Beautifully maintained, this home offers 3+1 bedrooms, 2 full bathrooms, hardwood floors on the main level, and a finished basement, showcasing true pride of ownership.

The updated kitchen flows into a separate dining area and bright, spacious family room with soaring ceilings, surrounding windows, and a cozy gas fireplace. Step out to the deck and enjoy a beautifully treed, private backyard—perfect for entertaining or relaxing outdoors.

The primary bedroom features his-and-hers closets and semi-ensuite access. The finished basement includes a generous recreation room, an additional flexible space for a gym or office, a large bedroom, ample storage, and a walk-out to the front driveway.

Ideally located within walking distance to Milne Dam Conservation Park, Roy H. Crosby Public School, Markville Secondary School, and CF Markville. Main Street Markham, GO Transit, Markham Stouffville Hospital, and Highway 407 are just minutes away.

An exceptional opportunity to enjoy space, privacy, and convenience in one of Markham's most desirable neighbourhoods.

John Procenko ,Broker

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Procenko GROUP REAL ESTATE

Live in Highly Sought-After Conservation Neighbourhood

Living
- Bright & spacious
- Hardwood flooring
- Picture window

Updated Kitchen & Dining
- 4 Stainless steel appliances
- Ceramic tiled flooring
- Backsplash
- Pot lights with dimmers
- Custom cabinetry
- Pantry
- Open design dining room with built-in cabinets and countertop

Family
- Large room addition
- Sun-filled with bow window
- Hardwood flooring
- High ceiling with ceiling fan
- Gas fireplace with decorative surround
- Walk-out to backyard deck

Bedrooms & Bath
- Primary bedroom with hardwood flooring, 2 closets, ceiling fan and semi-ensuite
- 2nd Bedroom with hardwood flooring, track l ighting, closet with built-in organizers
- 3rd Bedroom with hardwood flooring, closet, built-in desk and Murphy bed
- Updated 4-piece bath with ceramic tiling, quartz countertop, custom cabinetry, and privacy window

Finished Basement
- 2 Large recreation rooms with laminate flooring, pot lights and built-in cabinetry
- Large bedroom with laminate flooring, 2 closets/storage rooms with built-in shelving and pot lights with dimmer
- Laundry area with double sink
- Updated 3-piece bath with ceramic tiling and walk-in shower with glass sliding doors
- Ample storage options
- Walk-out to front driveway

Exterior
- 1 Car garage with built-in shelving
- Long private driveway for 4 cars
- Fully fenced & treed, private yard
- Large garden shed with built-in shelving
- Backyard deck and pergola

Special Note
- Raised bungalow
- 1,511 Sq ft above grade (MPAC), plus finished basement















Possession: 30-60 Days/ | Taxes: $5,571.64 (2026)
Lot Size: 60 x 110 Feet

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Thank you for your interest in this property. Please contact us if we can be of any assistance.

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This is not intended to solicit property currently listed for sale.