



THE
A-TEAM

**RE/MAX
FIRST**

15 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2119561**

Area: **Drake Landing**

Listing Date: **04/02/24**

List Price: **\$699,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,352

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,352

Lot Information

Lot Sz Ar:

3,203 sqft

Lot Shape:

DOM

47

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Street Lighting,See Remarks

Double Garage Attached,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other,Private Entrance**

Construction:

Mixed

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	11`9" x 15`6"
Dining Room	Main	11`9" x 15`6"
Bedroom	Main	9`2" x 10`8"
4pc Ensuite bath	Main	5`0" x 12`3"

Room	Level	Dimensions
Kitchen	Main	9`8" x 16`8"
Bedroom - Primary	Main	12`1" x 13`0"
4pc Bathroom	Main	5`0" x 9`2"
Laundry	Main	7`2" x 15`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$246

Fee Simple

TN

Fee Freq:

Monthly

Legal Desc:

1611981

Remarks

Pub Rmks:

BRAND NEW VILLA-STYLE HOMES located in the popular area of **Drake Landing**. As you enter into the unit, you will love the bright open concept feel with soaring vaulted ceilings in the great room/ dining room combination. The stylish white kitchen features stainless appliances, quartz countertops and huge walk-in pantry. Sliding patio doors lead out to your own private courtyard ideal for bar-b-quing or enjoying sitting outdoors. The primary bedroom is spacious and can easily accommodate your king sized bed, a spa-like ensuite features a huge shower and double sinks plus walk-in closet. The second bedroom plus another 4 piece bath. Main floor laundry room is located by the back which is the entrance to your garage which is insulated and drywalled. Low condo fees. **QUICK POSSESSION**. Can be shown anytime.

Inclusions:

None

Property Listed By:

RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







