



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 DRAKE LANDING Square, Okotoks T1S 0R4**

MLS® #: **A2119577**

Area: **Drake Landing**

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

List Price: **\$754,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Okotoks**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**2,989 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,275**

Low Sqft:

Ttl Sqft:

**1,275**

DOM

**47**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow, Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Mixed**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>11`9" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 13`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`8" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>5`0" x 9`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 16`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 12`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`8" x 10`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>21`11" x 35`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$246**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TN**

Legal Desc: **1611981**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY May 19, 1-3:30pm VILLA-STYLE BRAND NEW HOMES currently available in popular Drake Landing. Now completed and ready to view anytime. SUPERB VILLA. Enter into the front foyer and you will notice the stunning detail of the exquisitely built home boasting luxury vinyl plank flooring, soaring vaulted ceiling, large windows letting in the natural light. Stylish Gourmet kitchen is a dream featuring white cabinetry, quartz countertops, huge island counter and walk-in pantry. Stainless Steel appliances are included. This wonderful open-concept plan is ideal for all your entertaining needs. Patio doors lead to a private deck for barbequing or just enjoying your morning coffee. The primary bedroom is large enough to accommodate a king-size bed, offers a spa-like ensuite complete with large shower and walk-in closet. The second bedroom is conveniently located by the front entrance and can be used as a den, if so required. Another full bath and handy laundry area complete this level. Turned stairwell is centrally located leading to the lower level professionally developed by the builder and includes 2 good sized bedrooms, bathroom and a massive rec room ideal for all your family gatherings. This is a wonderful community in the heart of Okotoks. Several locations in this complex to choose from.**

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**



















