



THE
A-TEAM

**RE/MAX
FIRST**

105 DRAKE LANDING Common #37, Okotoks T1S 0C9

MLS® #: **A2123140**

Area: **Drake Landing**

Listing Date: **04/16/24**

List Price: **\$300,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Okotoks

Year Built:

2010

Lot Information

Finished Floor Area

Abv Sqft:

1,293

Low Sqft:

Ttl Sqft:

1,293

Lot Sz Ar:

1,792 sqft

Lot Shape:

DOM

33

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

Back Yard, Rectangular Lot

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 8`11"
Dining Room	Main	13`3" x 6`11"
Bedroom - Primary	Upper	13`3" x 13`8"
Bedroom	Upper	8`3" x 14`5"

Room	Level	Dimensions
Living Room	Main	13`3" x 17`1"
2pc Bathroom	Main	
Bedroom	Upper	8`6" x 11`11"
4pc Bathroom	Upper	9`3" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$499

Fee Simple

NC

Fee Freq:

Monthly

Legal Desc:

0713454

Remarks

Pub Rmks:

Welcome to this 2-story condominium nestled in the charming community of Drake Landing boasts 1293 sq. ft. of total area. With 3 bedrooms, it offers comfortable living in a serene environment. The main floor welcomes you with a spacious layout featuring a spacious kitchen that floods with natural light, complemented by a cozy nook leading to a deck. The living room provides ample space for relaxation, accompanied by a convenient 2-piece bathroom. Upstairs, a four-piece bathroom serves three bedrooms, including a primary bedroom adorned with his and hers closets. The basement, awaiting your personal touch, houses a laundry area. Don't miss this out as this is not going to last longer!

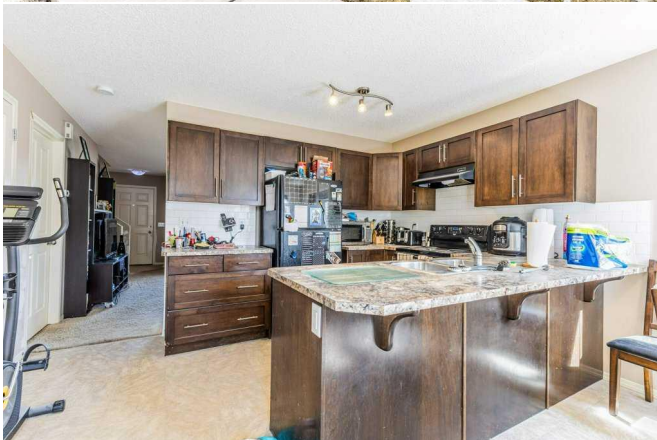
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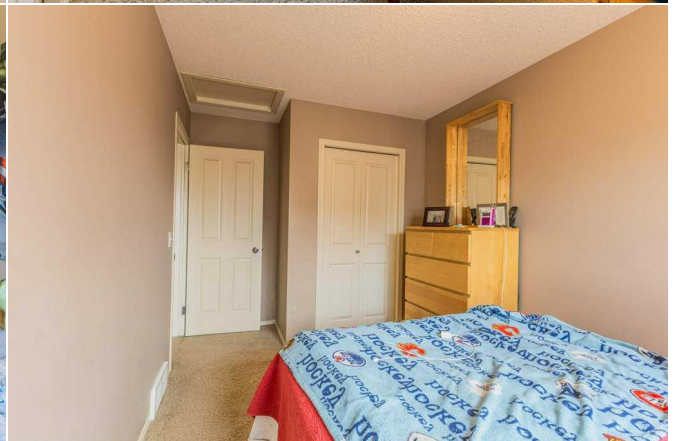
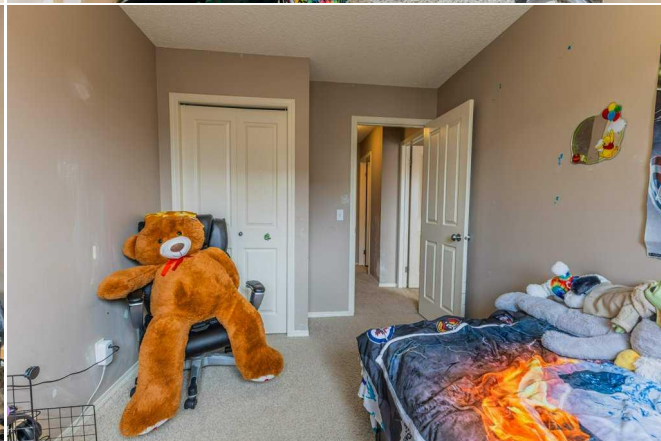
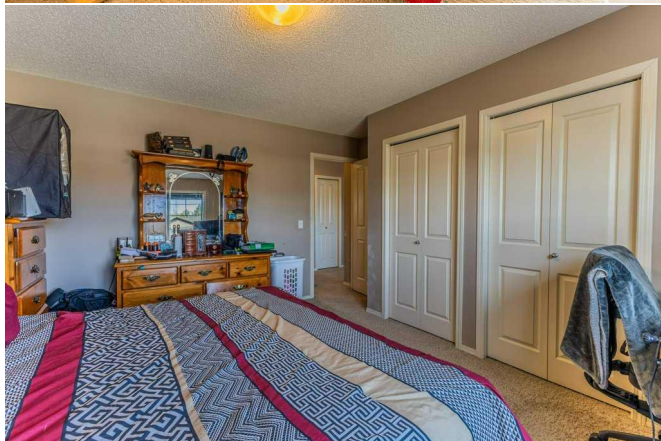
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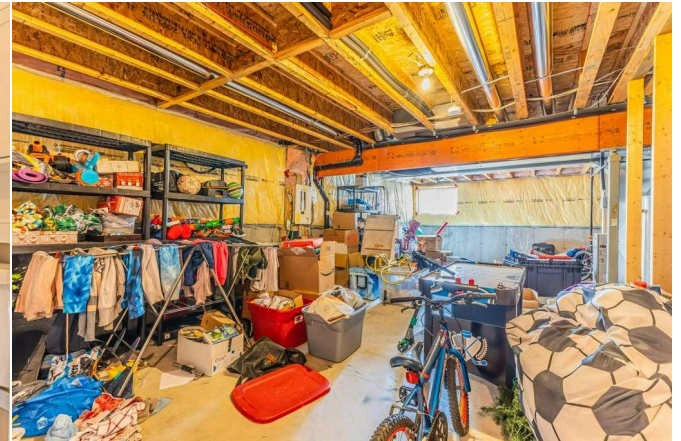
Property Listed By:

PREP Realty

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

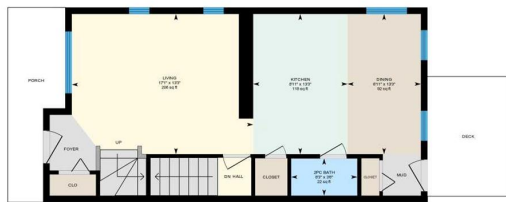






105 Drake Landing Common, Okotoks, AB

Main Floor
Exterior Area 167.22 sq ft
Interior Area 585.25 sq ft



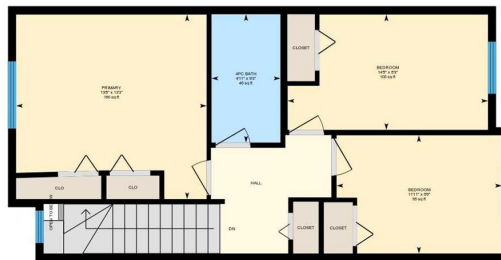
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PREPARED: 2024/06/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

105 Drake Landing Common, Okotoks, AB

1st Floor
Exterior Area 145.75 sq ft
Interior Area 585.42 sq ft
Excluded Area 1.26 sq ft



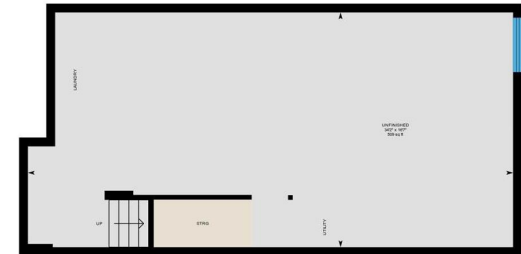
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PREPARED: 2024/06/16

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105 Drake Landing Common, Okotoks, AB

Basement (Below Grade)
Exterior Area 611.51 sq ft
Interior Area 548.34 sq ft



0 3 6

PREPARED: 2024/06/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.