



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2126549** Area: **Drake Landing** Listing Date: **04/26/24** List Price: **\$684,900**  
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: **2024**  
Lot Information  
Lot Sz Ar: **2,986 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,275**  
Low Sqft:  
Ttl Sqft: **1,275**

DOM

**23**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Additional Parking, Double Garage Attached, Driveway**

Utilities and Features

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

Construction: **Mixed, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Quartz Counters, Vaulted Ceiling(s)**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 13`5"	Kitchen	Main	9`3" x 16`4"
Dining Room	Main	10`8" x 14`5"	Bedroom - Primary	Main	13`0" x 11`0"
Bedroom	Main	9`0" x 10`7"	4pc Bathroom	Main	5`0" x 9`0"
4pc Ensuite bath	Main	5`0" x 12`7"			

# Legal/Tax/Financial

Condo Fee: <b>\$246</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>TN</b>
Legal Desc:	<b>1611981</b>	

# Remarks

Pub Rmks:	<b>WELCOME to this BRAND NEW, TRENDY AND UNIQUE VILLA-CONCEPT BUNGALOW. This modern and stylish bungalow is perfect for those looking for a new and luxurious living experience. With its open floor plan and high-end finishes, this villa offers a comfortable and chic space to call home. The large windows let in plenty of natural light, creating a bright and inviting atmosphere. The gourmet kitchen is a chef's dream, with sleek white cabinets, walk-in pantry, quartz countertops, and a center island for prep space and seating. The master bedroom is a peaceful retreat, large enough to accommodate your king-size bed, with a spa-like bathroom and ample storage space in the walk-in closets. Outside, the side patio provides a nice outdoor space to bar-b-que and to relax and unwind, while the attached double garage offers convenience and security. Don't miss out on the opportunity to own this stunning villa bungalow!</b>
Inclusions:	<b>none</b>
Property Listed By:	<b>RE/MAX Complete Realty</b>

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







