

2 DRAKE LANDING Hill, Okotoks T1S 0M8

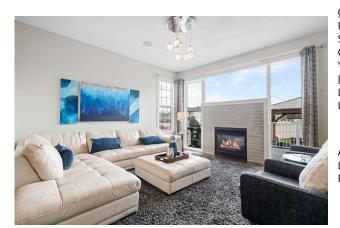
Sewer:

Utilities:

MLS®#: A2133219 Area: **Drake Landing** Listing 05/23/24 List Price: **\$775,000**

Status: Active County: **Foothills County** Change: -\$24k, 25-Jun Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: **Detached** City/Town: Okotoks

Year Built: 2012 Lot Information

Lot Sz Ar: Lot Shape:

Abv Saft: Low Sqft:

6,132 sqft Ttl Sqft:

2.464

Finished Floor Area

2,464

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

33

Ttl Park: 4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Corner Lot, Irregular Lot

Park Feat: Double Garage Attached, Driveway, Front Drive

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Composite Siding, Stone, Wood Frame Heating:

Flooring:

Ext Feat: **Private Yard** Carpet, Hardwood, Tile

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions** Kitchen Main 11`1" x 10`3" Walk-In Closet Main 5`1" x 7`0" **Mud Room** Main 10`5" x 7`4" **Dining Room** Main 8`5" x 14`5" **Living Room** Main 13`11" x 13`4" 2pc Bathroom Main 3`0" x 7`2" 7`1" x 5`1" **Pantry** Main **Family Room** Upper 14`7" x 13`5" **Bedroom - Primary** 14`5" x 26`10" 5pc Ensuite bath 12`7" x 10`5" Upper Upper Walk-In Closet Upper 7`1" x 8`2" Laundry Upper 9`9" x 6`5" 4pc Bathroom Upper 9`7" x 5`5" **Bedroom** Upper 15`6" x 12`4" **Bedroom** Upper 10'3" x 14'8" **Game Room Basement** 13'4" x 19'1" 9`7" x 6`10" 4`5" x 7`9" Kitchen Basement Storage **Basement** 3pc Bathroom **Basement** 7`7" x 5`6" **Bedroom Basement** 10`11" x 13`3" 11`4" x 12`7" Furnace/Utility Room **Basement**

Legal/Tax/Financial

Title: Zoning: Fee Simple TN

Legal Desc: **1113732**

Remarks

Pub Rmks:

Price Improvement Exceptional 4-Bedroom Former Showhome with High-End Finishes! Welcome to this stunning 2-storey, 4-bedroom, 3.5-bathroom former showhome, offering over 3,000 sqft of meticulously designed living space. From the moment you step into the spacious front entry, you'll be struck by the bright, open main floor with its soaring high ceilings and elegant finishes. The home features 9' ceilings throughout, creating an open and airy ambiance. The spacious family area seamlessly connects to the modern kitchen, equipped with granite countertops and high-end appliances, perfect for hosting memorable events. Central AC ensures year-round comfort, complemented by a high-efficiency furnace serviced in 2022 for reliable performance. Upstairs, the master suite boasts a luxurious ensuite and a large walk-in closet. Two additional bedrooms feature charming built-in window storage benches, and the bonus room is equipped with a built-in entertainment unit for added functionality. The conveniently located laundry room includes a front-load washer and dryer, along with cabinets and a sink. The fully developed basement includes a fourth bedroom, ideal for guests or a growing family, a full bathroom, and a recreation room perfect for family fun and entertainment. Ample storage ensures a place for everything. Additional features include a new hot water tank installed in 2022, a built-in surround sound system, and a cozy electric fireplace in the basement. A water softener enhances water quality, and the property includes a gazebo and shed for additional outdoor living and storage space. Situated on a corner lot, this home offers a spacious west-facing backyard with stunning Mountain views and a park directly in front, an ideal for family with kids. The concrete patio is perfect for outdoor gatherings, and the heated garage adds comfort during winter months. Proximity to amenities such as a nearby dog park and close school bus stops makes this home a perfect blend of luxury, functionality, and modern convenience. Don

Inclusions:

Shed, Electric Fireplace in basement, Surround sound & equipment, Gazebo

Property Listed By: **eXp Realty**

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



