

**2 DRAKE LANDING Hill, Okotoks T1S 0M8**

MLS®#: **A2133219** Area: **Drake Landing** Listing Date: **05/23/24** List Price: **\$775,000**  
 Status: **Active** County: **Foothills County** Change: **-\$24k, 25-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks** Finished Floor Area  
 Year Built: **2012** Abv Sqft: **2,464**  
Lot Information Low Sqft:  
 Lot Sz Ar: **6,132 sqft** Ttl Sqft: **2,464**  
 Lot Shape:

DOM

**33**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Corner Lot,Irregular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** 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**  
 Utilities:

Room Information

Room	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"
Pantry	Main	7`1" x 5`1"	Family Room	Upper	14`7" x 13`5"
Bedroom - Primary	Upper	14`5" x 26`10"	5pc Ensuite bath	Upper	12`7" x 10`5"
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  
Kitchen  
3pc Bathroom  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

10`3" x 14`8"  
9`7" x 6`10"  
7`7" x 5`6"  
11`4" x 12`7"

Game Room  
Storage  
Bedroom

Basement  
Basement  
Basement

13`4" x 19`1"  
4`5" x 7`9"  
10`11" x 13`3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
TN

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't miss the opportunity to make this exceptional property your new home.**

Inclusions:  
Property Listed By:

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

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











