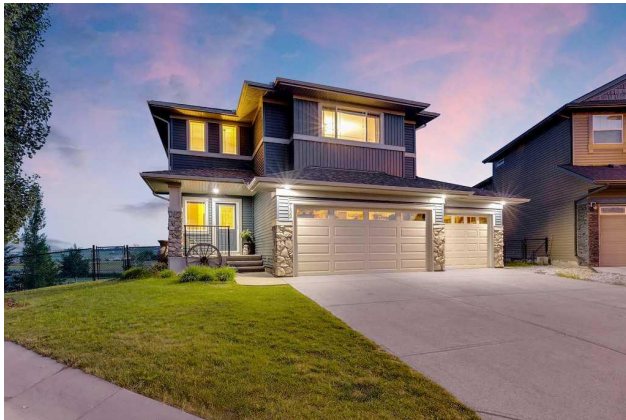


**152 DRAKE LANDING Terrace, Okotoks T1S 0H1**

MLS® #: **A2150602** Area: **Drake Landing** Listing Date: **07/18/24** List Price: **\$1,070,000**  
 Status: **Active** County: **Foothills County** Change: **-\$30k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **10,977 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,605**  
 Low Sqft:  
 Ttl Sqft: **2,605**

DOM

**60**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Pie Shaped Lot,See Remarks,Views**  
 Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,See Remarks,Vinyl Plank**  
 Sewer: Ext Feat: **Fire Pit** Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 17`0"	Kitchen	Main	12`8" x 13`0"
Dining Room	Main	10`3" x 13`0"	Office	Main	9`0" x 10`3"
Mud Room	Main	6`0" x 13`4"	Bedroom - Primary	Upper	12`10" x 16`0"
Bedroom	Upper	10`5" x 12`4"	Bedroom	Upper	9`1" x 13`5"
Bonus Room	Upper	15`2" x 19`0"	Laundry	Upper	7`10" x 5`5"

**Game Room**  
**Bedroom**  
**4pc Bathroom**  
**5pc Ensuite bath**

**Basement**  
**Basement**  
**Basement**  
**Second**

**16`0" x 17`0"**  
**10`9" x 13`0"**  
**5`0" x 8`2"**  
**9`2" x 12`5"**

**Family Room**  
**2pc Bathroom**  
**5pc Bathroom**

**Basement**  
**Main**  
**Second**

**12`3" x 23`0"**  
**5`0" x 8`2"**  
**8`0" x 8`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1014890**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Discover the perfect blend of luxury and functionality in this stunning executive home, ideally situated on a quiet, family friendly cul-de-sac with breathtaking views of the mountains, town and pond. Boasting a spacious pie-shaped lot, fully fenced and landscaped with an irrigation system, this home offers a coveted south exposure so you can enjoy the sun all day long! Step inside and you will immediately appreciate over 3600 sq ft of meticulously designed living space. The main floor features an inviting open concept floor plan highlighted by a vaulted foyer when you first enter, flex room, gorgeous white kitchen with an abundance of cabinetry and granite countertops, oversized walk through pantry, cozy living room with a gas fireplace and large dining room that leads out onto your massive deck where you can unwind and watch the sunset over the mountains. Upstairs, enjoy a large bonus room, convenient laundry room, two generous children's bedrooms, and an impressive primary retreat complete with a walk-in closet and spa-like 5-piece ensuite. The views from this room are truly breathtaking! The professionally developed walk-out basement adds another dimension with a massive rec room or gym area, a 4th bedroom, a full 4 piece bathroom along with ample storage space. This home continues to tick boxes when you head out into the heated, triple car garage with sealed concrete flooring. So many "extras" with this home including central air conditioning, luxury vinyl plank flooring throughout the main floor (original hardwood is under it), hardwood flooring upstairs, upgraded closet shelving, high-end window coverings and so much more. The location is unbeatable as you are on the north side of Okotoks which easily cuts your commute into Calgary by 10-15 minutes. Close to schools, shopping, dog park, walking paths and so much more, this is definitely one you don't want to miss! Be sure to check out the 3d tour for a virtual walk through of this amazing home!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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

