



THE
A-TEAM

**RE/MAX
FIRST**

1016 RANCH Road, Okotoks T1S 0E4

MLS®#: **A2151191** Area: **Drake Landing** Listing Date: **07/19/24** List Price: **\$609,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,894**
 Low Sqft:
 Ttl Sqft: **1,894**

DOM

59
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 10`6"	Living Room	Main	13`0" x 16`6"
Dining Room	Main	11`2" x 11`10"	Kitchen	Main	13`7" x 15`0"
Laundry	Main	7`1" x 7`5"	Bedroom	Upper	10`0" x 10`10"
Bedroom	Upper	10`0" x 11`0"	Bonus Room	Upper	12`6" x 15`0"
2pc Bathroom	Main	4`6" x 5`10"	5pc Ensuite bath	Upper	8`0" x 12`4"
4pc Bathroom	Upper	5`0" x 8`0"	Bedroom - Primary	Second	14`7" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0713975

Zoning:
TN

Remarks

Pub Rmks: **Judicial Sale. Nestled in the heart of Okotoks' Drake Landing, this home embodies the essence of community living with its parks, schools, and inviting charm. Situated on a lot that faces a golf course and backs onto expansive green space with walking paths. Step inside to discover nearly 1900 sq ft of thoughtfully designed living space characterized by open concept living. The kitchen seamlessly flows into the living area, where a feature fireplace adds warmth and character. The main floor walkthrough laundry and mudroom give access to the double attached garage. Adjacent, the dining room provides access to the rear deck. Upstairs, the primary bedroom features a spacious walk-in closet and an ensuite with dual sinks, a soaker tub, and separate shower. Two additional bedrooms offer ample space for family or guests, while a versatile bonus room upstairs provides flexibility for the whole family. The basement presents a blank canvas, ready for your personal touch and creative vision to transform it into additional living or recreational space. Incredible value for a family home in this price range! Property is sold as-is, no warranties or representations.**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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