



THE
A-TEAM

**RE/MAX
FIRST**

56 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2158401** Area: **Drake Landing** Listing Date: **08/15/24** List Price: **\$724,900**
 Status: **Active** County: **Foothills County** Change: **+\$70k, 11-Oct** 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: **3,140 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached,Enclosed**

Finished Floor Area
 Abv Sqft: **1,352**
 Low Sqft:
 Ttl Sqft: **1,352**

DOM

128
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 15`5"	Dining Room	Main	10`6" x 16`5"
Kitchen	Main	9`1" x 16`2"	Bedroom - Primary	Main	12`0" x 12`11"
Bedroom	Main	9`0" x 10`6"	4pc Ensuite bath	Main	4`11" x 12`6"
4pc Bathroom	Main	5`0" x 8`11"	Bedroom	Lower	10`2" x 10`10"
Bedroom	Lower	10`1" x 12`4"	Game Room	Lower	23`10" x 24`6"

4pc Bathroom

Lower

5`4" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$246

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **1611981**

Remarks

Pub Rmks: **STUNNING BRAND NEW VILLA-STYLE Homes located in popular Drake Landing, Okotoks. These are perfect for those looking for a unique and trendy living space. Step into the great room boasting soaring vaulted ceilings, an big bright open plan, electric fireplace and luxury vinyl plank flooring. Stylish kitchen offers classy white kitchen cabinets, quartz countertops, walk-in pantry and stainless appliances. The master can accommodate your king-sized bed and the spa-like ensuite features huge walk-in tiled shower with upgraded glass doors, quartz counters and double sinks. Fully developed lower level with generous sized rec room, 2 bedrooms and full bath. The rear huge double attached garage offers ample space for vehicles and storage. FRONTS ONTO A WONDERFULLY LANDSCAPED COURTYARD. The unit is fully landscaped and fenced. move in and enjoy.**

Inclusions: **none**
Property Listed By: **RE/MAX Complete Realty**

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





