



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 DRAKE LANDING Square, Okotoks T1S 0R4**

MLS® #: **A2158438**      Area: **Drake Landing**      Listing Date: **08/15/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      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: **2,975 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,362**  
 Low Sqft:  
 Ttl Sqft: **1,362**

DOM

**34**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard**  
 Construction: **Mixed,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>13`6" x 14`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 12`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 16`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 12`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`4" x 9`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 12`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 10`10"</b>	<b>Family Room</b>	<b>Lower</b>	<b>23`10" x 24`6"</b>

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: **BRAND NEW VILLA, FULLY DEVELOPED.** Nestled in the picturesque landscape of Drake Landing in Okotoks, this contemporary bungalow villa offers a unique retreat for snowbirds seeking the perfect blend of comfort and luxury. Boasting an array of upscale features including vaulted ceilings, a pristine white kitchen, and a spacious rear oversized double garage, this residence is designed to elevate the snowbird lifestyle. Let's explore the distinctive features that set this villa apart as an ideal haven for seasonal living. Crafted with meticulous attention to detail, this bungalow villa showcases a thoughtfully designed layout that maximizes both functionality and aesthetic appeal. The open-concept floor plan seamlessly integrates the living spaces, creating an inviting environment for relaxation and entertainment. The heart of the home is the stunning white kitchen, where culinary aspirations come to life against a backdrop of sleek design and premium finishes. Featuring a spacious pantry, expansive island, and quartz countertops throughout, this culinary haven is equipped to satisfy the most discerning of tastes. Whether preparing a gourmet meal or enjoying a casual breakfast, residents will appreciate the elegance and efficiency of this well-appointed space. Retreat to the lavish comforts of the master suite, where tranquility and sophistication converge to create an oasis of relaxation. Boasting a luxury ensuite complete with walk-in shower, double vanity, and exquisite finishes, this private sanctuary offers a spa-like experience within the confines of home. A generously sized walk-in closet provides ample storage space for wardrobe essentials, ensuring both convenience and style for discerning residents. A second bedroom provides versatility and comfort for guests or family members, with ample space and natural light to create a cozy retreat. An adjacent full bath, finished with modern fixtures and tasteful accents, offers convenience and privacy for residents and visitors alike. The fully developed lower level offers an expansive huge rec room area ideal for all your entertainment needs. Two additional bedrooms and full bath complete the lower level. In conclusion, this contemporary bungalow villa represents the epitome of luxury living for snowbirds seeking a unique retreat. From the vaulted ceilings and white kitchen to the master suite with luxury ensuite, every aspect of this residence has been crafted with the utmost attention to detail and quality. Welcome to a lifestyle of comfort, elegance, and relaxation in the heart of Drake Landing. All landscaping and fencing will be completed. Just 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**