

13 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2162241** Area: **Drake Landing** Listing Date: **09/03/24** List Price: **\$645,900**
 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: **2,986 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Additional Parking, Double Garage Attached, Driveway**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance, Storage**
 Construction: **Mixed, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Quartz Counters, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 13`5"	Kitchen	Main	9`3" x 16`4"
Dining Room	Main	10`8" x 14`5"	Bedroom - Primary	Main	13`0" x 11`0"
Bedroom	Main	9`0" x 10`7"	4pc Bathroom	Main	5`0" x 9`0"
4pc Ensuite bath	Main	5`0" x 12`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$246

Fee Simple

TN

Fee Freq:

Monthly

Legal Desc: **1611981**

Remarks

Pub Rmks: **WELCOME to this BRAND NEW, TRENDY AND UNIQUE VILLA-CONCEPT BUNGALOW. This modern and stylish bungalow is perfect for those looking for a new and luxurious living experience. With its open floor plan and high-end finishes, this villa offers a comfortable and chic space to call home. The large windows let in plenty of natural light, creating a bright and inviting atmosphere. The gourmet kitchen is a chef's dream, with sleek white cabinets, walk-in pantry, quartz countertops, and a center island for prep space and seating. The master bedroom is a peaceful retreat, large enough to accommodate your king-size bed, with a spa-like bathroom and ample storage space in the walk-in closets. Outside, the side patio provides a nice outdoor space to bar-b-que and to relax and unwind, while the attached double garage offers convenience and security. Don't miss out on the opportunity to own this stunning villa bungalow! All landscaping will be completed by the builder. 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