

13 DRAKE LANDING Square, Okotoks T1S 0R4

MLS®#: **A2162241** Area: **Drake Landing** Listing Date: **09/03/24** List Price: **\$715,900**
 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: **2,986 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Additional Parking, Double Garage Attached, Driveway**

DOM

91
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**
 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"	Bedroom	Lower	8`8" x 12`7"
Bedroom	Lower	8`8" x 10`11"	Game Room	Lower	21`11" x 35`0"
4pc Bathroom	Lower	5`0" x 9`2"			

Legal/Tax/Financial

Condo Fee:
\$246

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

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. Fully developed lower level with a massive rec room, 2 bedrooms, full bath and storage. 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





