



33 DRAKE LANDING Ridge, Okotoks T1S 0C2

MLS®#: **A2162620** Area: **Drake Landing** Listing Date: **09/04/24** List Price: **\$1,325,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2015** Abv Sqft: **2,803**
Lot Information Low Sqft:
 Lot Sz Ar: **7,578 sqft** Ttl Sqft: **2,803**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, Landscaped**
 Park Feat: **Oversized, Triple Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 14`6"	Dining Room	Main	12`5" x 11`0"
Kitchen	Main	19`0" x 9`11"	Office	Main	11`9" x 11`6"
Mud Room	Main	12`4" x 6`9"	Foyer	Main	11`2" x 5`7"
Bedroom - Primary	Upper	19`4" x 15`10"	Bedroom	Upper	15`2" x 12`6"
Bedroom	Upper	14`2" x 13`7"	Bonus Room	Upper	13`8" x 12`11"
Laundry	Upper	8`4" x 5`4"	Loft	Upper	11`4" x 9`9"
Game Room	Lower	35`9" x 13`11"	Bedroom	Lower	14`1" x 9`11"

Other
5pc Ensuite bath
4pc Bathroom

Lower
Upper
Lower

7'7" x 6'7"

2pc Bathroom
4pc Bathroom

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0715141

Remarks

Pub Rmks:

Rarely does an opportunity like this come along. This exceptional two storey walkout home, located on a prime south facing lot along the ridge in Drake Landing, backing onto the pond offers stunning views that are simply unmatched. The main floor is a blend of modern elegance and functionality, featuring engineered white oak hand scraped hardwood throughout. The bright, open-concept kitchen is a chef's dream, complete with quartz countertops, a stylish tile backsplash, a central island, a coffee bar, and a separate pantry. The kitchen and nook area seamlessly flow into the great room, both surrounded by large windows that bathe the space in natural light and provide access to the expansive upper deck. A floor-to-ceiling stone surround fireplace creates a cozy focal point. Additional highlights include a spacious den, a convenient half bath, and a mudroom area equipped with built-in lockers. Upstairs, the primary bedroom is a true retreat, boasting a luxurious ensuite with dual sinks, a steam shower, and a soaker tub, along with a generously sized walk-in closet. Two additional good-sized bedrooms, and a bonus room adds extra useable space finished with a barn door that adds character. The upper level is completed by a conveniently located laundry room. The finished walkout basement is designed to the same high standards as the rest of the home, offering a huge rec room, a wet bar perfect for entertaining, a fourth bedroom, and a four-piece bathroom. The utility room also provides ample storage space. Step outside to enjoy the massive upper deck, ideal for summer nights and soaking in the incredible views. The home is fully landscaped with lush greenery and an irrigation system, ensuring easy maintenance and vibrant outdoor spaces. The impressive 23x35 foot garage accommodates three vehicles with additional space for toys, a work area, and storage. It's fully finished with cabinets, heated, and includes floor drains for added convenience. This home is built to last with a Hardie board exterior and loaded with upgrades, including air conditioning for year round comfort. Located in one of Okotoks' most desirable areas it offers easy access to all amenities, including schools, parks, pathways, and the local dog park. This home is a rare find, combining luxury, comfort, and unparalleled views in one of the most desirable locations in Drake Landing. It is immaculate with pride of ownership throughout and loaded with upgrades, making it a perfect blend of style and practicality.

Inclusions:

Freezer in pantry. Ring doorbell camera, beverage fridge in bar (lower level), cabinets in garage and wall mounted hook system, overhead shelving in garage, Sonos system receiver.

Property Listed By:

RE/MAX Landan Real Estate

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













