



THE
A-TEAM

**RE/MAX
FIRST**

21 DRAKE LANDING Square, Okotoks T1S 0R4

MLS®#: **A2162979** 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: **3,541 sqft**
Lot Shape:
Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Attached, Garage Faces Rear**

DOM

109
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: **Balcony**
Construction: **Mixed**
Flooring: **Carpet, Concrete, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 13`5"	Dining Room	Main	10`8" x 14`5"
Kitchen	Main	9`3" x 16`4"	Bedroom - Primary	Main	11`0" x 13`0"
Bedroom	Main	9`0" x 10`7"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Lower	8`8" x 12`7"
Bedroom	Lower	8`8" x 10`11"	4pc Bathroom	Lower	5`0" x 9`2"
Game Room	Lower	21`11" x 35`0"			

Legal/Tax/Financial

Condo Fee:
\$246

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **1611981**

Remarks

Pub Rmks: **Title: Contemporary Bungalow Villa: A Unique Haven for Snowbirds with Luxury Features. 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 features huge rec room, 2 bedrooms and full bath, ideal for guests or family. 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 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





