



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 DRAKE LANDING Square, Okotoks T1S 0R9**

MLS® #: **A2162985**      Area: **Drake Landing**      Listing Date: **09/03/24**      List Price: **\$724,900**  
 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: **3,194 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached,Rear Drive**

Finished Floor Area  
 Abv Sqft: **1,352**  
 Low Sqft:  
 Ttl Sqft: **1,352**

DOM

**78**  
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: **BBQ gas line,Storage**  
 Construction: **Other**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range,Range Hood,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 15`5"	Kitchen	Main	9`1" x 16`2"
Dining Room	Main	10`6" x 16`5"	Bedroom - Primary	Main	12`0" x 13`0"
Bedroom	Main	9`0" x 10`6"	4pc Bathroom	Main	5`0" x 9`0"
4pc Ensuite bath	Main	5`0" x 12`6"	Laundry	Main	7`1" x 15`1"
Bedroom	Lower	10`2" x 10`10"	Bedroom	Lower	10`1" x 12`4"
Game Room	Lower	23`10" x 24`6"	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: **This BRAND NEW villa style attached bungalow is perfect for those looking for a unique and trendy living space. The vaulted ceilings in the combo great room/dining area create a spacious and open feel. The superb white kitchen with a walk-in pantry is both stylish and functional plus the island adds loads of extra counter space and seating area. The master suite with a spa-like ensuite provides a luxurious retreat, while the additional bedroom and full bath offer plenty of space for guests or family members or can be used as your own private den. The vinyl plank flooring is not only durable but also adds a modern touch. The huge double detached rear garage is a rare find and offers ample space for parking and storage. Fully developed lower level featuring massive rec room, 2 bedrooms and full bath. Don't miss out on the opportunity to own this villa bungalow in a great neighborhood. Contact us today to schedule a viewing and make this stunning home yours!**

Inclusions:  
Property Listed By: **none**  
**RE/MAX Complete Realty**

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







