



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 DRAKE LANDING Square, Okotoks T1S 0R4**

MLS® #: **A2163927**      Area: **Drake Landing**      Listing Date: **09/05/24**      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: **2023**  
 Lot Information  
 Lot Sz Ar: **3,203 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Street Lighting, See Remarks**  
 Park Feat: **Double Garage Attached, Insulated**

DOM

**89**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other, Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **High Ceilings, Kitchen Island, 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	11`9" x 15`6"	Kitchen	Main	9`8" x 16`8"
Dining Room	Main	11`9" x 15`6"	Bedroom - Primary	Main	12`1" x 13`0"
Den	Main	9`2" x 10`8"	4pc Bathroom	Main	5`0" x 9`2"
4pc Ensuite bath	Main	5`0" x 12`3"	Laundry	Main	7`2" x 15`4"
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: **BRAND NEW FULLY DEVELOPED VILLA-STYLE HOMES located in the popular area of Drake Landing. As you enter into the unit, you will love the bright open concept feel with soaring vaulted ceilings in the great room/ dining room combination. The stylish white kitchen features stainless appliances, quartz countertops and huge walk-in pantry. Sliding patio doors lead out to your own private courtyard ideal for bar-b-quing or enjoying sitting outdoors. The primary bedroom is spacious and can easily accommodate your king sized bed, a spa-like ensuite features a huge shower and double sinks plus walk-in closet. There is another bedroom/den plus 4 piece bath . Main floor laundry room is located by the back which is the entrance to your garage which is insulated and drywalled. Fully developed lower level with 2 bedrooms, huge recreation room plus full bath.Low condo fees. QUICK POSSESSION. Can be shown anytime.**

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**













