



THE
A-TEAM

**RE/MAX
FIRST**

32 DRAKE LANDING Grove, Okotoks T1S 0P6

MLS®#: **A2165375** Area: **Drake Landing** Listing **09/19/24** List Price: **\$744,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,651 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,136**
 Low Sqft:
 Ttl Sqft: **1,136**

DOM

0
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lake,Landscaped,Level**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Fire Pit**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`0"	5pc Ensuite bath	Main	8`2" x 10`1"
Balcony	Main	28`1" x 10`1"	Foyer	Main	5`4" x 4`6"
Kitchen	Main	14`8" x 12`6"	Living/Dining Room Combination	Main	17`1" x 20`6"
Bedroom - Primary	Main	12`1" x 12`9"	4pc Bathroom	Lower	9`8" x 4`10"
Other	Lower	8`3" x 3`9"	Bedroom	Lower	9`11" x 12`7"
Office	Lower	7`5" x 8`7"	Covered Porch	Lower	27`7" x 11`6"
Game Room	Lower	25`6" x 18`6"	Furnace/Utility Room	Lower	15`2" x 9`9"

Title: **Fee Simple**
 Legal Desc: **1513371**

Zoning: **TN**

Remarks

Pub Rmks: **Welcome to 32 Drake Landing Grove. This location is amazing!! This home features an upper and lower oversized patio - both with stunning views of the backyard and the Drake Landing Pond / Walking Trails. You have direct access from your walkout patio through your backyard to start your morning walk around the neighborhood and enjoy the peaceful environment around the pond listening to the sounds of nature while soaking up those stunning mountain views. The fully finished bungalow 2 bedroom home that is ready to move into! Walking into the home you have a large entryway to accommodate guests. There is a 2-pce powder room just off the entryway. The main floor has 9ft ceilings throughout except the living / dining area where you have a vaulted ceiling allowing all the natural light to soak into the space. The kitchen has quartz countertops and lots of room to enjoy while cooking / baking. The dining and living are open to the kitchen so you can entertain with ease. With a gas fireplace with a remote to control the blower and all the other options - you will always be cozy while watching TV. There are built in features around the fireplace to hold your books or display items. With direct access to 1 of the 2 oversized outdoor spaces to enjoy directly off the living room that overlooks the green space / walking trails behind and has a view of the pond in Drake Landing. The upper deck features frosted privacy walls on both sides, duradeck flooring as well as a gas BBQ line. Back inside the Primary Bedroom has direct access to the main level deck. It also features a large walk in closet and 2nd closet on the other wall as well as a 5 pce ensuite with 5 ft wide shower. To complete the upstairs you have main floor laundry and access to the oversized double attached garage (it fits a full sized truck!) with tons of storage. The front driveway was also extended to allow for additional parking off street. Taking the stairs to the fully finished basement you have a private office space with double French frosted doors, large family room with space for a rec area, a wet bar, full 4pce bathroom and your second bedroom. There is a large utility room / storage room - large enough to accommodate seasonal storage OR additional space for a mini home gym. Step outside to the 2nd patio area - this one is covered and has concrete floors, privacy screens on both sides and lots of space for hanging out for your afternoon happy hours. The backyard is fully fenced and has direct access to the maintained walking paths behind the house. It doesn't end there - this home was recently outfitted with GEMSTONE LIGHTING on both the front and back of home - perfect for all seasons! It comes with an app and has thousands of pre-programmed options for lighting your home - whether it's to cheer on your favourite sports team - or to celebrate a special day. Best of all - you don't need to climb a ladder ever again to put Christmas lights up! What are you waiting for?? Call to book a showing today!**

Inclusions: **Fireplace Remote, 2x Fan Remotes, Privacy Blinds on Lower Deck, All Shelving, Peg Board and Tire Racks in Garage**
 Property Listed By: **Century 21 Foothills Real Estate**

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









