



THE
A-TEAM

**RE/MAX
FIRST**

26 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2165938**

Area: **Drake Landing**

Listing Date: **09/12/24**

List Price: **\$645,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,275

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,275

Lot Information

Lot Sz Ar:

2,758 sqft

Lot Shape:

DOM

7

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Side by Side, Villa

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Low Maintenance Landscape

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Courtyard**

Construction:

Other, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Int Feat:

Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$246

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **1611981**

Remarks

Pub Rmks: **Located in popular Drake Laniding in Okotoks, this wonderful bungalow villa offers a unique retreat for snowbirds seeking the perfect blend of omfort and luxury. Boasting an array of upscale features including vaulted ceilings, a pristine white kitchen with huge island and quartz countertops plus a spacious rear oversized double attached garage. Enjoy your morning coffee on the front deck facing the beautifully landscaped courtyard. The open-concept floor plan seamlessly integrates the living spaces, creating an inviting environment for function and appeal.**

Inclusions:
Property Listed By: **garage door opener with one control
RE/MAX Complete Realty**

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





