



THE
A-TEAM

**RE/MAX
FIRST**

16 DRAKE LANDING Mews, Okotoks T1S 0A2

MLS®#: **A2167028** Area: **Drake Landing** Listing **10/10/24** List Price: **\$630,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Okotoks**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,869 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area

Abv Sqft: **2,156**
 Low Sqft:
 Ttl Sqft: **2,156**

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Rain Gutters**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,French Door,Kitchen Island,Pantry,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`1" x 15`0"	Bedroom - Primary	Upper	14`7" x 15`11"
Dining Room	Main	13`1" x 9`7"	5pc Ensuite bath	Upper	8`4" x 19`2"
Living Room	Main	12`1" x 15`9"	Bedroom	Upper	11`0" x 11`1"
2pc Bathroom	Main	8`0" x 3`2"	Bedroom	Upper	10`0" x 11`11"
Laundry	Main	8`7" x 10`6"	4pc Bathroom	Upper	6`5" x 7`7"

Bonus Room

Upper

18`0" x 16`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0614577

Zoning:

TN

Remarks

Pub Rmks:

BACK ON THE MARKET DUE TO FINANCING FOR THE SECOND TIME. Welcome to this stunning 2-story half-duplex in the Family Friendly Community of Drake Landing in beautiful Okotoks! With just over 2100QFT of living space and attached double garage with extra parking space on the driveway this property is sure to impress! This SPECTACULAR home is located on a quiet cul-de-sac and situated on an oversized pie lot that backs onto a walking path that leads you to an off-leash dog park. Step into a bright and open spacious main floor plan and be greeted by vaulted ceilings that set the stage for the inviting ambiance that flows throughout. An arched entryway leads you to the spacious family room, where a striking 3-sided fireplace serves as a centerpiece for cozy evenings. The well-appointed kitchen is both stylish and functional, featuring a large island with a raised breakfast bar, a convenient corner pantry, brand new Samsung dishwasher and ample workspace. The adjacent dining room is bathed in natural light, thanks to an oversized window and sliding patio doors that open to the expansive backyard—perfect for indoor-outdoor entertaining. The main floor is complete with a practical mudroom/laundry area and a convenient 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, a linen closet, and a versatile bonus room with an open-to-below concept overlooking the foyer. The luxurious primary suite impresses with double-door entry, an expansive layout, a walk-in closet, and a spa-like 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Endless possibilities await in the unfinished basement, offering a blank canvas for your dream space. Whether you envision a home theater, fitness studio, additional bedrooms, or a personal retreat, this versatile area is ready to be transformed to suit your lifestyle. The potential is yours to explore! Schedule your private tour today!

Inclusions:

None

Property Listed By:

First Place Realty

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













