



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: **Pending**      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

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

**Bonus Room**

**Upper**

**18`0" x 16`2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0614577**

Zoning:

**TN**

Remarks

Pub Rmks:

**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, 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**













