

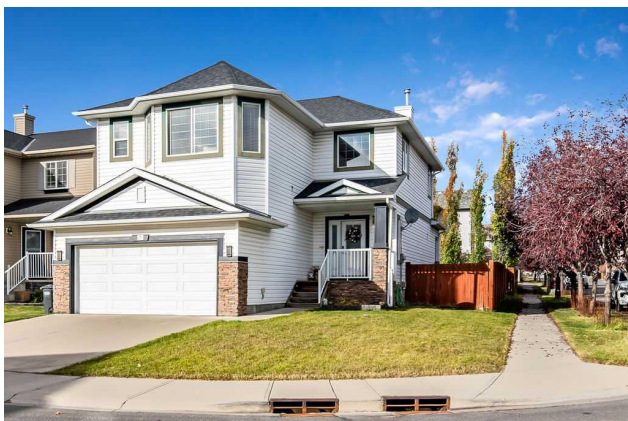


THE
A-TEAM

**RE/MAX
FIRST**

1 DRAKE LANDING Common, Okotoks T1S 2M2

MLS®#: **A2172493** Area: **Drake Landing** Listing Date: **10/10/24** List Price: **\$699,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,203**
Lot Information Low Sqft:
 Lot Sz Ar: **5,320 sqft** Ttl Sqft: **2,203**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Lawn,Landscaped,Level,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached**

DOM

41
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Warming Drawer,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Open Floorplan,Pantry,Quartz Counters,Storage,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`5" x 16`3"	Kitchen	Main	10`0" x 13`8"
Dining Room	Main	9`3" x 13`0"	Den	Main	9`2" x 12`2"
2pc Bathroom	Main	4`1" x 5`5"	Bedroom - Primary	Second	13`3" x 15`4"
Bedroom	Second	9`10" x 10`1"	Bedroom	Second	9`4" x 10`0"
5pc Ensuite bath	Second	10`10" x 11`3"	4pc Bathroom	Second	5`2" x 8`5"
Laundry	Second	5`6" x 7`5"	Bedroom	Lower	11`7" x 15`8"
Bedroom	Lower	8`8" x 11`8"	Bonus Room	Second	11`1" x 14`1"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0511868

Remarks

Pub Rmks: **This property showcases a beautifully designed home with a focus on both functionality and style. Featuring spacious entryway into the open concept with the huge country sized kitchen boasts maple cabinetry and a unique massive island with quartz countertops plus a walk-in closet perfect for the chef in the family. Enjoy your music in the warm inviting great room with tile surround gas fireplace complete with maple mantle. You will love entertaining and having dinners at the generous sized dining area with large window seat. Your family and guests will enjoy the inviting hot tub located on the well designed deck in the rear landscaped and fenced yard. A private den is located on the main floor. The turned stairwell leads up to the bonus room fun to use as a TV room, to relax and enjoy. Three bedrooms with the master boasting spa-like ensuite and walk-in closet. The laundry room is a plus on this floor. Lower level offers two additional bedrooms plus space to create your own rec room area and full. You have a double attached garage. This home seems perfect for families looking for comfort and fun**

Inclusions:
Property Listed By: **TV mounts and brackets
RE/MAX Complete Realty**

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



