

14 DRAKE LANDING Crescent, Okotoks T1S 0C1

A2172550 **Drake Landing** 10/12/24 List Price: **\$719,999** MLS®#: Area: Listing

Status: Active County: **Foothills County** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Okotoks Finished Floor Area 2007 Abv Saft:

Low Sqft:

Ttl Sqft: 4,529 sqft 1,819

<u>Parking</u>

DOM 17

Layout

Beds:

Baths:

Style:

1,819

Ttl Park: 4 Garage Sz: 2

3 (3)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Backs on to Park/Green Space, Street Lighting, Rectangular Lot Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: Lighting, Rain Gutters Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer

Int Feat: Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`2" x 5`0"	Dining Room	Main	11`11" x 7`5"
Foyer	Main	6`9" x 7`1"	Kitchen	Main	11`11" x 14`1"
Living Room	Main	13`1" x 17`0"	4pc Bathroom	Upper	7`8" x 4`10"
4pc Ensuite bath	Upper	5`0" x 13`9"	Bedroom	Upper	11`5" x 13`0"
Bedroom	Upper	10`1" x 9`10"	Loft	Upper	17`1" x 18`0"

 Bedroom - Primary
 Upper
 13 '4" x 13 '0"
 3pc Bathroom
 Basement
 7 '5" x 6 '3"

 Other
 Basement
 12 '8" x 4 '10"
 Game Room
 Basement
 23 '10" x 11 '11"

 Furnace/Utility Room
 Basement
 8 '11" x 16 '6"
 3 '10" x 11 '11"

Legal/Tax/Financial

Title: Zoning: Fee Simple TN

Legal Desc: **0614577**

Remarks

Pub Rmks:

QUICK POSSESSION AVAILABLE! Pride in ownership defines this home, located in the heart of desirable Drake Landing, surrounded with walking paths and backing onto green space/park. Upgrades include: NEW hot water tank, NEW water softener, NEW garage heater & AC unit! Also NEW tile on main level and there is 220 volt electrical ran to exterior of house for hot tub power. Enter into the open concept layout into living room and kitchen with updated stainless appliances. The main floor has everything your family could want including a huge living room with a cozy gas fireplace, a gorgeous kitchen with masses of counter-top space, a fantastic pantry, laundry room, and garage access. Up stairs to the bonus room brightened by oversized windows. 2 Spacious bedrooms, 4 piece bathroom for the kids and an oversized primary bedroom, large walk in closet and spacious 5 piece ensuite complete the top floor. Retreat to the basement for some chill time in your second living space complete with a built in wet bar, fridge and shelves. Extra space for your home gym, 4th bedroom and 3rd full bathroom. Outside oasis, relax in your perfectly landscaped backyard on your beautifully built large deck. Call your favourite realtor for a showing today!

Inclusions: None
Property Listed By: CIR Realty

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











