



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 DRAKE LANDING Crescent, Okotoks T1S 0C1**

MLS® #: **A2172550**      Area: **Drake Landing**      Listing Date: **10/12/24**      List Price: **\$719,999**  
 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: **2007**      Abv Sqft: **1,819**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,529 sqft**      Ttl Sqft: **1,819**  
 Lot Shape:

DOM

**39**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting, Rain Gutters**      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

| Room             | Level | Dimensions    | Room         | Level | Dimensions     |
|------------------|-------|---------------|--------------|-------|----------------|
| 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  
Other  
Furnace/Utility Room

Upper  
Basement  
Basement

13`4" x 13`0"  
12`8" x 4`10"  
8`11" x 16`6"

3pc Bathroom  
Game Room

Basement  
Basement

7`5" x 6`3"  
23`10" x 11`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
TN

0614577

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY Nov. 16th 1-4pm! 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:  
Property Listed By:

None  
CIR Realty

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











