

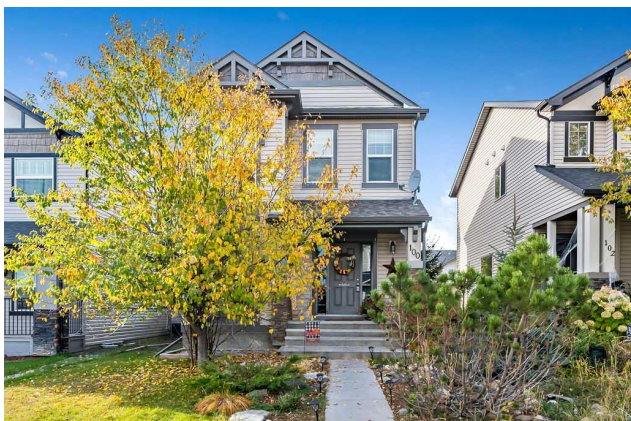


THE
A-TEAM

**RE/MAX
FIRST**

100 DRAKE LANDING Loop, Okotoks T1S0H4

MLS®#: **A2173162** Area: **Drake Landing** Listing Date: **10/17/24** List Price: **\$599,000**
 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: **2012** Abv Sqft: **1,608**
Lot Information Low Sqft:
 Lot Sz Ar: **3,904 sqft** Ttl Sqft: **1,608**
 Lot Shape:

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None** Flooring: **Linoleum,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Microwave,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 6`1"	Living Room	Main	12`3" x 19`3"
Dining Room	Main	8`8" x 9`10"	Kitchen	Main	12`7" x 13`0"
Mud Room	Main	3`3" x 5`8"	Bedroom - Primary	Upper	12`0" x 14`0"
Bedroom	Upper	9`7" x 9`9"	Bedroom	Upper	9`2" x 11`1"
Laundry	Upper	3`4" x 3`7"	Bedroom	Basement	9`7" x 11`9"
Game Room	Basement	11`3" x 23`5"	Storage	Basement	5`8" x 10`0"
Furnace/Utility Room	Basement	6`1" x 7`4"	2pc Bathroom	Main	4`5" x 5`3"

4pc Bathroom
3pc Bathroom

Upper
Basement

5`5" x 7`9"
5`8" x 7`10"

4pc Ensuite bath

Upper

8`5" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0915774

Remarks

Pub Rmks: **Searching for a 4BDRM FULLY DEVELOPED home with superb layout, awesome yard, large kitchen & MOUNTAIN VIEWS? This is the gem you've been waiting for then .. and it's available for quick possession as early as December to boot!!! One step inside this home and you will fall in love with its charm, warm ambiance and gorgeous natural light that floods each space from morning til night. MAIN FLOOR features open concept plan with large living room with fire place, dining area and oversized kitchen with tall upgraded cabinetry, granite, gas stove and large island. UPPER FLOOR features spacious primary bedroom with mountain views plus walk-in closet and ensuite bathroom, two additional bedrooms, full bathroom and laundry. BASEMENT is fully finished with fourth bedroom, another full bathroom, and a large recreational room. WEST BACK YARD is fully fenced and beautifully landscaped with large deck, and offers plenty of space for future detached garage. NEIGHBOURHOOD is one of the most popular areas of Okotoks, offering extensive paths, parks, playgrounds, schools and even a dog park just a few blocks away ... and is surrounded by local amenities from rec centre and hockey arenas to restaurants and boutique or big-box shopping within a few minutes' drive. If you've been searching for a fully developed home under \$600K that's charming & perfectly appointed, then this is the one! RECENT UPDATES - dishwasher (2019), toilets (2019), hot water tank (2019), washer/dryer (2020), basement development (2020)**

Inclusions:
Property Listed By: **Shed
CIR Realty**

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





