

## 105 DRAKE LANDING Common #75, Okotoks T1S 0C9

A2180229 11/28/24 List Price: \$329,900 MLS®#: Area: **Drake Landing** Listing

Status: Active County: **Foothills County** Change: -\$20k, 17-Dec Association: Fort McMurray

Date:

Sewer:

Ext Feat:

**Utilities:** 

Condo Fee:

**General Information** 

Prop Type: Sub Type: Row/Townhouse

City/Town: Year Built: 2008

Lot Sz Ar: Lot Shape:

Lot Information

Residential

Okotoks Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1,793 sqft 1,263

<u>Parking</u>

1,263

Zoning:

DOM

Layout

Beds:

Baths:

Style:

23

Ttl Park: 2

3 (3)

1.5 (1 1)

2 Storey

Garage Sz:

Access:

Lot Feat: **Back Yard, Corner Lot** 

Park Feat: Stall

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Flooring: **Private Yard** 

Carpet, Linoleum Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Kitchen Island, Open Floorplan

Room Information

**Dimensions** Room Level **Dimensions** Room Level **Living Room** Main 15`8" x 13`4" Kitchen Main 13`4" x 8`11"

9`11" x 6`11" **Dining Room** Main 2pc Bathroom Main **Bedroom - Primary** Second 13`8" x 11`3" **Bedroom** Second 12`4" x 8`3"

11`10" x 8`5" Bedroom Second 4pc Bathroom Second

Title:

Legal/Tax/Financial

Fee Freq: Monthly

Legal Desc: **0713454** 

Remarks

Pub Rmks:

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* This END-UNIT TOWNHOME in Drake Landing, Okotoks, is a RARE FIND! It offers convenience and tranquillity and is ideally just minutes from SCHOOLS, SHOPPING, PARKS, and CRYSTAL RIDGE GOLF COURSE. With EASY ACCESS TO CALGARY via 32 Street and walking distance to DR. MORRIS GIBSON SCHOOL, it's a fantastic choice for families and commuters. Nestled in a QUIET, WELL-MAINTAINED COMPLEX, this home greets you with a charming WRAP-AROUND PORCH. Inside, the spacious, open-concept main floor is filled with natural light thanks to its corner-unit design. The bright living room flows into a kitchen with a large island, ample counter space, and plenty of storage. The dining area, framed by multiple windows, overlooks your private backyard, perfect for summer BBQs on the concrete patio. Upstairs, a large primary bedroom offers a peaceful retreat, while two additional bedrooms and a full bathroom with an extended vanity provide versatility for families or work-from-home setups. The partially finished basement includes a recreation area, laundry, and tons of storage—ideal for creating a media room, home gym, or more. TWO OUTDOOR PARKING STALLS right outside your door add extra convenience. Living in Okotoks combines small-town charm with big-city access. Surrounded by the picturesque foothills, this family-friendly community offers excellent schools, trails, and recreational amenities while being just a short drive to Calgary. Bright, spacious, and MOVE-IN READY, this home is ready to welcome you to the vibrant Drake Landing community. DON'T MISS OUT!

Inclusions: N/A

Property Listed By: RE/MAX House of Real Estate

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















