



THE
A-TEAM

**RE/MAX
FIRST**

96 DRAKE LANDING Crescent, Okotoks T1S 0E6

MLS® #: **A2180592** Area: **Drake Landing** Listing Date: **11/21/24** List Price: **\$665,000**
 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: **2008** Abv Sqft: **2,460**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,512 sqft** Ttl Sqft: **2,460**
 Lot Shape:

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None,See Remarks**
 Int Feat: **Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`5" x 15`0"	Kitchen	Main	14`9" x 12`11"
Dining Room	Main	12`11" x 8`11"	Den	Main	11`2" x 8`1"
Bonus Room	Second	20`11" x 13`8"	Family Room	Basement	17`3" x 11`8"
Bedroom - Primary	Second	15`4" x 14`5"	Bedroom	Second	12`5" x 9`11"
Bedroom	Second	10`8" x 9`9"	Bedroom	Basement	12`3" x 11`0"

5pc Ensuite bath
2pc Bathroom
Play Room

Second
Main
Basement

14`5" x 6`11"
6`9" x 2`11"
16`8" x 16`5"

4pc Bathroom
3pc Bathroom

Second
Basement

9`11" x 4`11"
9`10" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0713975

Remarks

Pub Rmks:

Discover this solid large home offering and ideal blend of comfort, space and style. Situated on a large lot , this property provides privacy and serene views of a lush green belt. The main floor is perfect for entertaining or family gatherings, featuring a bright and open floor plan with kitchen-pantry-island, large family room, dining area and a dedicated office space for work-from-home convenience. Upper floor boasts three spacious bedrooms including a private master retreat with a five-piece ensuite and a walk-in closet. A large bonus room adds flexibility for a playroom, media center or additional living space. Fully finished basement includes a 4th bedroom, an entertainment area and a full bath. Fully fenced backyard ,ample parking with a double car garage attached and oversize driveway this home truly stands up as a solid construction on an unbeatable location. Don't miss the chance to make it yours!

Inclusions:
Property Listed By:

N/A
First Place Realty

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







