



THE
A-TEAM

**RE/MAX
FIRST**

37 DRAKE LANDING RIDGE , Okotoks T1S 0C2

MLS®#: **A2181027** Area: **Drake Landing** Listing **11/26/24** List Price: **\$1,399,900**
 Status: **Active** County: **Foothills County** Change: **+\$900, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,593**
Lot Information Low Sqft:
 Lot Sz Ar: **9,246 sqft** Ttl Sqft: **2,593**
 Lot Shape:

DOM

25
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Underground Sprinklers,Pie Shaped Lot**
 Park Feat: **Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Dog Run,Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Gas Cooktop,Gas Stove,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|----------|---------------|--------------------------|----------|---------------|
| Bedroom | Main | 13`0" x 9`11" | 2pc Bathroom | Main | 3`0" x 9`0" |
| 5pc Ensuite bath | Main | | Bedroom - Primary | Main | 14`0" x 15`0" |
| Bedroom | Basement | 12`0" x 17`9" | Exercise Room | Basement | 13`6" x 17`3" |
| Great Room | Main | 17`7" x 15`3" | Kitchen With Eating Area | Main | 24`3" x 11`6" |

Laundry
Loft
3pc Bathroom
4pc Bathroom

Basement
Second
Second
Basement

5`0" x 9`6"
10`0" x 8`0"

Bedroom
Bedroom
3pc Ensuite bath
Family Room

Legal/Tax/Financial

Second
Second
Second
Basement

13`0" x 10`11"
13`0" x 10`11"
30`6" x 15`3"

Title:
Fee Simple
Legal Desc: **0715141**

Zoning:
TNR

Remarks

Pub Rmks: **Welcome to this stunning custom-built home that perfectly combines luxury, comfort, and modern functionality, all set against the picturesque backdrop of a serene pond. Boasting a thoughtfully designed layout, this property features a grand main floor with soaring 18-foot ceilings in the great room, a striking full-height stone fireplace with a mantel, and expansive windows that flood the space with natural light. The gourmet kitchen is a chef's dream, equipped with dual-fuel cooking capabilities, a Samsung fridge, granite countertops, a granite double sink, a walk-in butler's pantry and a garburator for added convenience. The main floor also offers two spacious bedrooms, including the primary suite with a walk-in closet and a spa-like en-suite featuring double sinks, a soaker tub, and a glass shower with a built-in bench. Upstairs, you'll find two additional loft-style bedrooms, each with their own three-piece washroom, built-in window benches with storage, and a versatile study area with a built-in desk. The walk-out basement is an entertainer's paradise, complete with a home gym or dance area featuring mirrors, a wet bar with a mini fridge, surround sound speakers, and a cozy bedroom with its own four-piece washroom. Outdoor living is equally impressive, with a Durodeck patio overlooking the backyard, which connects to a peaceful path leading to a 2km dog park. Additional highlights include a triple-car garage, hardwood flooring throughout the main floor area, sprinklers in both front and back yards, in-ceiling and outdoor speakers, a gas fireplace, and energy-efficient dual-furnace systems. With its exceptional features, ample natural light, and beautiful surroundings, this home is a perfect retreat for anyone seeking both style and substance. Don't miss your chance to make this dream home yours!**

Inclusions: **Fridge, stove, dishwasher, washer and dryer, central vac and attachments, TV mounts, bar fridge, water system, underground water sprinkler, hot water circulator with timer and shed.**

Property Listed By: **Maxwell Real Estate Solutions Ltd.**

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

















