



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 DRAKE LANDING Square, Okotoks T1S 0R4**

MLS® #: **A2181580**

Area: **Drake Landing**

Listing Date: **11/28/24**

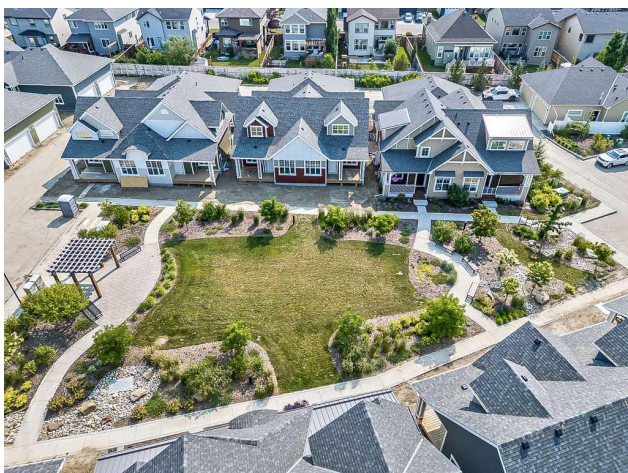
List Price: **\$715,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Okotoks**

Abv Sqft:

**1,275**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,275**

Lot Sz Ar:

**2,758 sqft**

Lot Shape:

DOM

**6**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,Level**

**Additional Parking,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Mixed**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**

Int Feat:

**Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>11`9" x 13`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 16`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`8" x 12`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`7"</b>
<b>Game Room</b>	<b>Lower</b>	<b>21`11" x 35`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`8" x 10`11"</b>

4pc Bathroom

Lower

5`0" x 9`2"

Legal/Tax/Financial

Condo Fee:  
\$246

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TN**

Legal Desc: **1611981**

Remarks

Pub Rmks:

**BRAND NEW VILLA, FULLY DEVELOPED.** Nestled in the picturesque landscape of Drake Landing in Okotoks, this contemporary bungalow villa offers a unique retreat with a perfect blend of comfort and luxury. Boasting an array of upscale features including vaulted ceilings, a pristine white kitchen, and a spacious rear oversized double garage, this residence is designed to elevate the snowbird lifestyle. Let's explore the distinctive features that set this villa apart as an ideal haven for seasonal living. Crafted with meticulous attention to detail, this bungalow villa showcases a thoughtfully designed layout that maximizes both functionality and aesthetic appeal. The open-concept floor plan seamlessly integrates the living spaces, creating an inviting environment for relaxation and entertainment. The heart of the home is the stunning white kitchen, where culinary aspirations come to life against a backdrop of sleek design and premium finishes. Featuring a spacious pantry, expansive island, and quartz countertops throughout, this culinary haven is equipped to satisfy the most discerning of tastes. Whether preparing a gourmet meal or enjoying a casual breakfast, residents will appreciate the elegance and efficiency of this well-appointed space. Retreat to the comforts of the master suite, where tranquility and sophistication converge to create an oasis of relaxation. Boasting a luxury ensuite complete with walk-in shower, double vanity, and exquisite finishes, this private sanctuary offers a spa-like experience within the confines of home. A generously sized walk-in closet provides ample storage space for wardrobe essentials, ensuring both convenience and style for discerning residents. A second bedroom provides versatility and comfort for guests or family members, with ample space and natural light to create a cozy retreat. An adjacent full bath, finished with modern fixtures and tasteful accents, offers convenience and privacy for residents and visitors alike. The fully developed lower level offers an expansive huge rec room area ideal for all your entertainment needs. Two additional bedrooms and full bath complete the lower level. In conclusion, this contemporary bungalow villa represents the epitome of luxury living for snowbirds seeking a unique retreat. Welcome to a lifestyle of comfort, elegance, and relaxation in the heart of Drake Landing with all landscaping completed and privacy fencing making this a wonderful place to call home. Please note: there are 10 units left to choose from.

Inclusions:

**none**

Property Listed By:

**RE/MAX Complete Realty**

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





