

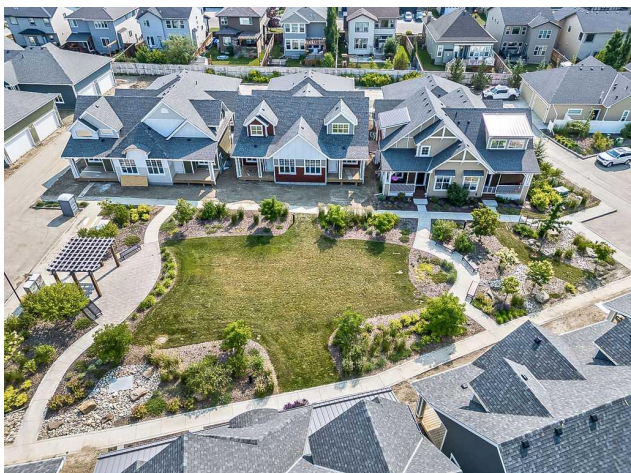


THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2181830**      Area: **Drake Landing**      Listing Date: **11/29/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Okotoks**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **3,232 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Rear Drive**

DOM

**85**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Storage**  
 Construction: **Mixed**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 15`5"	Dining Room	Main	10`6" x 16`5"
Kitchen	Main	9`1" x 16`2"	Bedroom - Primary	Main	12`0" x 12`11"
Bedroom	Main	9`0" x 10`6"	4pc Ensuite bath	Main	4`11" x 12`6"
4pc Bathroom	Main	5`0" x 8`11"	Bedroom	Lower	10`1" x 12`4"
Bedroom	Lower	10`2" x 10`10"	Game Room	Lower	23`10" x 24`6"

**4pc Bathroom**

**Lower**

**5`4" x 9`1"**

Legal/Tax/Financial

Condo Fee:  
**\$261**

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

Zoning:  
**TN**

Legal Desc: **1611981**

Remarks

Pub Rmks: **Nestled in the heart of Drake Landing in Okotoks, this stunning villa-style bungalow offers a harmonious blend of modern sophistication and timeless elegance. With its vaulted ceilings, pristine white kitchen, and luxurious amenities, this residence is the epitome of refined living. Let's take a closer look at the exquisite features that define this captivating home. Design and Layout: Upon entering, guests are greeted by the grandeur of vaulted ceilings that create an airy and spacious ambiance, enhancing the overall sense of openness throughout the home. The thoughtful layout seamlessly integrates the living spaces, providing both functionality and aesthetic appeal. The heart of this home is undoubtedly the chef-inspired kitchen, adorned with sleek stainless steel appliances and pristine white cabinetry. A spacious center island offers ample room for meal preparation and casual dining, while a convenient corner pantry provides storage solutions for culinary essentials. The kitchen serves as a focal point for both culinary enthusiasts and social gatherings, making it the perfect space for entertaining guests or enjoying quiet family meals. The primary bedroom retreat exudes tranquility and sophistication, offering a sanctuary for relaxation and rejuvenation. With plush carpeting, ample natural light, and serene ambiance, this space is designed for ultimate comfort. The luxurious ensuite bathroom boasts modern fixtures, a spacious walk-in shower, quartz countertops and double sinks, providing a spa-like experience in the comfort of home. Second Bedroom and Additional Bath: A second bedroom offers versatility and functionality, serving as a guest suite, home office, or cozy retreat for family members. Adjacent to the second bedroom is another full bath, featuring contemporary design elements and premium finishes, ensuring both comfort and convenience for residents and guests alike. The possibilities are endless with the undeveloped lower level, offering a blank canvas for customization and personalization according to the homeowner's preferences and lifestyle. Whether envisioned as a recreational space, home gym, or additional living area, this expansive lower level presents an opportunity to tailor the home to suit individual needs and desires. In conclusion, this villa-style bungalow embodies the epitome of modern luxury living, with its vaulted ceilings, pristine white kitchen, and luxurious amenities. From the elegant primary bedroom suite to the versatile second bedroom and undeveloped lower level, every detail of this residence has been thoughtfully designed to create a haven of comfort and sophistication. Welcome home to contemporary elegance at its finest. Fully landscaped and fenced.**

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**





