



THE
A-TEAM

**RE/MAX
FIRST**

48 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2182354** Area: **Drake Landing** Listing Date: **12/04/24** 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)**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,887 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,275**
 Low Sqft:
 Ttl Sqft: **1,275**

DOM

122
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Attached-Side by Side,Bungalow**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Low Maintenance Landscape,Paved,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 13`5"	Dining Room	Main	10`8" x 14`5"
Kitchen	Main	9`3" x 16`4"	Bedroom - Primary	Main	11`0" x 13`0"
4pc Ensuite bath	Main	5`0" x 9`0"	Bedroom	Main	9`0" x 10`7"
4pc Bathroom	Main	5`0" x 9`0"	Bedroom	Lower	8`8" x 10`10"
Bedroom	Lower	8`7" x 12`3"	4pc Bathroom	Lower	5`8" x 9`1"

Game Room

Lower

21`6" x 23`0"

Legal/Tax/Financial

Condo Fee:
\$244

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **1611981**

Remarks

Pub Rmks: ***** Brand New Villa-Style Home in Drake Landing*** Discover modern living at its finest in this beautifully constructed villa-style home located in the sought-after community of Drake Landing. Key Features: Inviting Great Room: Step into an airy great room featuring soaring vaulted ceilings and luxury vinyl plank flooring. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Gourmet Kitchen: The stylish kitchen is a chef's dream, complete with white cabinetry, stunning quartz countertops, a huge island perfect for food prep and gathering, and a convenient walk-in pantry. Top-of-the-line stainless steel appliances are included, making it perfect for entertaining. Outdoor Living: A patio door leads from the kitchen to a private deck, complete with fencing for added seclusion, ideal for summer barbecues or morning coffee. Primary Suite Retreat: The spacious primary bedroom comfortably fits a king-sized bed and features a spa-like ensuite. Enjoy a luxurious large walk-in shower and an expansive closet with built-in shelves for optimal organization. Functional Layout: The second bedroom, ideally located near the front entrance, can easily serve as a den or home office. Adjacent is a well-appointed four-piece bathroom, as well as the laundry area conveniently situated on the main level. Completed Lower Level: Access the professionally developed lower level via a turned central stairwell. Here, you'll find a massive rec room, two generously sized bedrooms, and a full bath, offering plenty of space for family or guests. Garage and Additional Features: Enjoy the convenience of a double attached garage, providing ample storage and protection from the elements. The unique front covered deck offers serene views facing a nearby park, perfect for relaxation. This remarkable home combines stylish design with practical living, making it a must-see in the vibrant Drake Landing community. Don't miss the opportunity to make this beautiful villa-style home your own! (Photos are representative)**

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







