



THE
A-TEAM

**RE/MAX
FIRST**

50 DRAKE LANDING Square, Okotoks T1S 0R4

MLS® #: **A2182712** Area: **Drake Landing** Listing Date: **12/06/24** 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: **2,957 sqft**
 Lot Shape:

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

DOM

15
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: **Cul-De-Sac,Low Maintenance Landscape,Interior Lot,Street Lighting,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Mixed**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **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"	Kitchen	Main	9`3" x 16`4"
Dining Room	Main	10`8" x 14`5"	Bedroom - Primary	Main	11`0" x 13`0"
Bedroom	Main	9`0" x 10`7"	Laundry	Main	6`3" x 15`1"
4pc Ensuite bath	Main	5`0" x 12`7"	4pc Bathroom	Main	5`0" x 9`0"
Game Room	Lower	21`6" x 23`0"	Bedroom	Lower	8`8" x 12`7"

Bedroom **Lower** **8`8" x 10`11"** **4pc Bathroom** **Lower** **5`0" x 9`2"**
Legal/Tax/Financial

Condo Fee: **\$246** Title: **Fee Simple** Zoning: **TN**
Fee Freq: **Monthly**

Legal Desc: **1611981** Remarks

Pub Rmks: **Superbly built BRAND NEW Villa-style home facing park. Beautifully appointed with soaring ceilings in the great room/dining area. Boasting wonderful kitchen wit stylish white cabinetry, island, quartz countertops throughout, walk-in pantry, stainless appliances. You will love the airy great room, with unique electric fireplace, large windows and luxury vinyl plank flooring. Spacious primary bedroom can accommodate your king sized bed. Spa like ensuite with huge walk-in tiled shower, double sinks plus a walk-in closet complete with built in wood shelving. Main floor laundry area. Second bedroom can easily be a den with adjacent 4 piece bath. The lower level has been completely developed with generous recreation room ideal for all your entertaining needs, 2 bedrooms, full bath and ample storage area. Attached garage is at the rear of the home. Villa faces park with front deck to enjoy your morning coffee. This wonderful villa offers both style and substance.**

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





