



THE
A-TEAM

**RE/MAX
FIRST**

117 DRAKE LANDING View, Okotoks T1S 0A1

MLS®#: **A2183261** Area: **Drake Landing** Listing **12/12/24** List Price: **\$749,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,787 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,306**
 Low Sqft:
 Ttl Sqft: **2,306**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Freezer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 11`3"
Office	Main	11`6" x 9`10"
Furnace/Utility Room	Basement	13`11" x 8`5"
4pc Bathroom	Basement	11`7" x 8`0"
Dining Room	Main	13`11" x 7`6"
Family Room	Basement	15`8" x 14`3"
Bedroom - Primary	Upper	16`8" x 13`11"

Room	Level	Dimensions
Living Room	Main	15`0" x 14`8"
Game Room	Basement	13`4" x 8`9"
Bedroom	Upper	10`9" x 10`0"
5pc Ensuite bath	Upper	13`4" x 7`4"
Laundry	Main	11`5" x 9`4"
Bonus Room	Upper	14`11" x 14`8"
Bedroom	Upper	10`6" x 10`0"

2pc Bathroom
Bedroom

Main
Basement

7`2" x 3`0"
12`7" x 11`7"

4pc Bathroom

Upper

10`4" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0612295

Zoning:
TN

Remarks

Pub Rmks:

Welcome to this stunning family home in the desirable community of Drake Landing, Okotoks! Boasting breathtaking MOUNTAIN VIEWS, the west-facing backyard with a LARGE DECK offers unparalleled privacy with no neighbours behind, making it a tranquil retreat. The main floor features an OPEN-CONCEPT design with LARGE WINDOWS that flood the space with natural light and showcase the rich HARDWOOD flooring. The kitchen is complete with a SPACIOUS ISLAND with BREAKFAST BAR, QUARTZ COUNTERTOPS, stainless steel appliances, a PANTRY, and ample cabinetry with UNDER-CABINET LIGHTING. The cozy living room is anchored by a gas FIREPLACE with a FLOOR-TO-CEILING STONE SURROUND. A convenient den/office and a half bathroom complete the main level. Upstairs, you'll find a generously sized BONUS ROOM, a 4pc guest bathroom, and three spacious bedrooms including the master bedroom. The master retreat impresses with its 5pc ensuite featuring a DUAL VANITY and WALK-IN CLOSET. The FULLY FINISHED BASEMENT offers additional living space with a large REC ROOM and a 4th bedroom, both with HEATED FLOORS, and a stylish 4pc bathroom, perfect for guests or family. Situated close to an environmental reserve, walking paths, and a dog park, this home is also a short drive from the amenities of town. Combining luxurious finishes, a functional layout, and a prime location, this home is a must-see! Don't miss your chance to call this beautiful property your own!

Inclusions:
Property Listed By:

Washer/Dryer Pedestals, Curtains, TV Wall Mount(s)
eXp Realty

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









