



THE
A-TEAM

**RE/MAX
FIRST**

105 DRAKE LANDING Place, Okotoks T1S 2M2

MLS®#: **A2185555** Area: **Drake Landing** Listing Date: **01/10/25** List Price: **\$809,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2007** Abv Sqft: **2,238**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,211 sqft** Ttl Sqft: **2,238**
 Lot Shape:

DOM

22
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,Cul-De-Sac,Landscaped,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	23`0" x 17`6"	Den	Main	33`11" x 35`6"
Living Room	Main	65`7" x 44`3"	Kitchen	Main	36`1" x 45`1"
Dining Room	Main	35`10" x 26`6"	2pc Bathroom	Main	21`1" x 10`8"
Bonus Room	Second	61`9" x 62`1"	Bedroom - Primary	Second	56`7" x 39`11"
Bedroom	Second	35`3" x 40`9"	Bedroom	Second	43`9" x 28`2"
5pc Ensuite bath	Second	35`10" x 34`2"	4pc Bathroom	Second	29`0" x 16`2"
Bedroom	Basement	31`9" x 29`0"	Game Room	Basement	66`8" x 67`6"

Storage	Basement	32`10" x 25`5"	4pc Bathroom Legal/Tax/Financial	Basement	29`0" x 16`2"
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Title: Fee Simple	Zoning: TN
Legal Desc: 0511868	Remarks

Pub Rmks: **Welcome to this stunning family home, perfectly situated in a family-oriented cul-de-sac in the desirable Drake Landing community. This residence is designed with both comfort and convenience in mind, showcasing an impressive pie-shaped backyard that promises endless outdoor activities and relaxation. Spanning over 2,900 square feet of contemporary living space, this home features 4 bedrooms, 3.5 bathrooms, & double attached garage, making it an ideal environment for a growing family. The fully developed basement includes expansive family and recreation areas, an additional bedroom, a full bathroom, and ample storage space. As you step into the main level, you will be greeted by an open floor plan that enhances the flow of natural light. The gleaming hardwood floors and 9-foot ceilings create an inviting atmosphere. The spacious living room, complete with a cozy gas fireplace and California shutters on every window, is perfect for family gatherings. The kitchen boasts a breakfast island with elegant quartz countertops, upgraded stainless steel appliances, and a pantry. On the upper level, you'll find a generous bonus room that features large windows, flooding the space with natural light. This versatile area is perfect for relaxation or entertaining. Additionally, all three bedrooms have been updated with new carpet for added comfort. The primary bedroom is a true retreat, offering a large walk-in closet and a luxurious spa-like 5-piece ensuite with a separate shower. Step outside to the dining area, where you can access a large deck equipped with a gas line for your BBQ—perfect for summer cookouts. The backyard is beautifully landscaped and fully fenced, providing a safe haven for children. Don't miss out on this incredible opportunity! Schedule a viewing today—this is a must-see home that combines modern elegance with family-friendly functionality.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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









