



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 DRAKE LANDING Ridge, Okotoks T1S0A2**

MLS®#: **A2185706**      Area: **Drake Landing**      Listing Date: **01/23/25**      List Price: **\$1,200,000**  
 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: **7,555 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,501**  
 Low Sqft:  
 Ttl Sqft: **2,501**

DOM

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

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Pantry,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`7"	Dining Room	Main	10`11" x 8`0"
Kitchen	Main	19`0" x 14`9"	Laundry	Main	8`6" x 8`0"
Living Room	Main	15`11" x 15`11"	Office	Main	14`5" x 9`11"
4pc Bathroom	Upper	11`6" x 4`11"	5pc Ensuite bath	Upper	12`8" x 8`5"
Bedroom	Upper	13`3" x 10`1"	Bedroom	Upper	11`7" x 10`1"

**Bonus Room**  
**3pc Bathroom**  
**Game Room**

**Upper**  
**Lower**  
**Lower**

**19`10" x 18`10"**  
**7`11" x 6`7"**  
**33`10" x 28`2"**

**Bedroom - Primary**  
**Bedroom**

**Upper**  
**Lower**

**14`4" x 13`11"**  
**13`9" x 13`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0614577**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Gorgeous family home on a spectacular ridge lot with a southwest backyard and breathtaking mountain views. This is one of the best lots in Okotoks, backing onto a natural hillside, with a walking path and beautiful trees. This custom-built home showcases pride of ownership throughout. The main and lower floors boast 9' ceilings, while the front foyer impresses with 18' vaulted ceilings. Massive windows on every wall take advantage of the views and flood the home with natural light. The spacious kitchen features Jenn-Air built-in oven, microwave, and a 6-burner gas cooktop, complemented by alder cabinetry, soft-close hardware, slide-out drawers in the wall pantry, granite counters, and a large centre island. The large dining area is surrounded by windows and leads to the expansive back deck. There is a cozy gas fireplace in the large living room & the main floor den includes built-in cherrywood cabinets and desk. The maintenance-free duradeck and glass railings ensure unobstructed views and span the entire back of the home, offering multiple seating and lounging areas. The beautiful curved staircase leads to a large bonus room providing the perfect space for the entire family to relax. The upper level has brand new carpet & features three bedrooms and two full baths, including the primary suite with a five-piece ensuite, heated floors, a separate tub and shower stall, and a walk-in closet. The fully developed walkout basement includes a huge family room with wall-to-wall windows, an additional gas fireplace, direct access to a lower concrete patio with a hot tub, a 4th bedroom, an additional bathroom, and extra storage space. The "smart" home has remote control blinds in the main living area, programable thermostat & remote door lock. It also boasts a triple HEATED garage, stucco exterior, and a beautifully landscaped yard with underground sprinklers. This home really has it all, so don't wait, book your showing today!**

Inclusions:  
Property Listed By:

**Hot Tub**  
**RE/MAX First**

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





















