



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 DRAKE LANDING Square, Okotoks T1S 0R4**

MLS® #: **A2196252**

Area: **Drake Landing**

Listing Date: **02/18/25**

List Price: **\$724,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

**Okotoks**

Abv Sqft:

**1,352**

**2024**

Low Sqft:

Ttl Sqft:

**1,352**

Lot Information

Lot Sz Ar:

**2,994 sqft**

Lot Shape:

DOM

**56**

Layout

Beds:

**3 (1 2 )**

Baths:

**3.0 (3 0)**

Style:

**Attached-Side by  
Side,Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Courtyard**

Construction:

**Mixed**

Flooring:

**Carpet,Ceramic 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,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 15`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 16`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 16`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 12`7"</b>	<b>Den</b>	<b>Main</b>	<b>9`0" x 10`7"</b>
<b>Game Room</b>	<b>Lower</b>	<b>23`10" x 24`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 12`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`0"</b>

4pc Bathroom	Lower	9`2" x 5`0"	Legal/Tax/Financial
Condo Fee: \$261		Title: Fee Simple Fee Freq: Monthly	Zoning: TN
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.Taxes to be re-assessed.Quick Possession		
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









