



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 DRAKE LANDING Gardens, Okotoks T1S 0P6**

MLS®#: **A2196311** Area: **Drake Landing** Listing Date: **03/11/25** List Price: **\$950,000**  
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **12,771 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,539**  
Low Sqft:  
Ttl Sqft: **1,539**

DOM

**3**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **7**  
Garage Sz: **5**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Garden,Irregular Lot,Landscaped,Level,See Remarks,Views**  
Park Feat: **Alley Access,Double Garage Attached,Front Drive,Heated Garage,RV Access/Parking,Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **TN**  
Legal Desc: **1513371**

Remarks

Pub Rmks: **Welcome to this custom-built bungalow, offering 1,540+ sq ft of luxurious living space, built in 2017, and situated on a peaceful 12,771 sq ft lot with stunning**

park/greenspace views. The home impresses with its striking exterior masonry, complemented by a heated 23x25 front garage with floor drain, hot/cold water, and a man door at the back, plus a 14x24 rear garage with power and water tap. Step inside to a foyer leading into an open-concept main floor, where the chef's kitchen features upgraded stainless steel appliances, a sprawling island, and walk-in pantry. The living room, highlighted by a cozy stone natural gas fireplace that flows into the dining room with access to a large composite deck offering views. The primary suite boasts a spacious walk-in closet and a spa-like 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and private water closet. An additional spacious bedroom, 4 piece bathroom and stacked laundry complete this level. The lower level offers two large bedrooms, a 4 piece bathroom, and a large rec room. The space extends to a fantastic backyard deck and patio, perfect for enjoying the peaceful surroundings. Additional features include central A/C, Culligan water softener, Reverse Osmosis at the sink and fridge, and a gas line to the stove. This home also includes a prepped hot tub location, a 30-amp RV plug, and plenty of parking and storage. Located in the sought-after North East side of Okotoks, with easy access to Calgary, this home blends style, comfort, and functionality. Be sure to take the virtual tour and make this exceptional property yours.

Inclusions:  
Property Listed By: eXp Realty

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



















