



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 DRAKE LANDING , Okotoks T1S 0H3**

MLS®#: **A2197622**      Area: **Drake Landing**      Listing Date: **02/26/25**      List Price: **\$630,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Okotoks**  
 City/Town: **Okotoks**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **3,868 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,838**  
 Low Sqft:  
 Ttl Sqft: **1,838**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Dog Run,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**  
 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: **0915774**

Remarks

Pub Rmks:

Welcome to your new home, in the highly desired area of Drake Landing Loop. As soon as you arrive you will notice the large front veranda wonderful for sitting out and taking in the day. This home is Fully developed complete with 4 bedrooms, 3 full baths and 1 half bath. The home is just over 2,560 sq. ft. Lots of items to highlight about the home; New furnace (2024) New Electrical panel (2024) New Kitchen Appliances (2023) New Hot Water on Demand (gas- 2022) New A/C (2022) New Vinyl Plank Flooring. As you walk around the home you will love how each area is spacious and bright with natural light. The large main floor boasts 9' ceilings. Front main floor living room has new vinyl plank flooring and gas fireplace as a focal point of the room. Large open kitchen including an oversized central island/breakfast bar, walk-in pantry, and plenty of cupboard and counter space. Along side of the kitchen is the dining area overlooking the south facing backyard. To complete the open kitchen area there is a nice built-in desk. Separate back mud room and door to large back deck (composite material w/dog run (new 2024) also leading the way to the double detached garage (22' X 23') Upper level features large master bedroom with walk-in closet and 5-piece ensuite. Bedrooms 2 and 3 are a generous size with plenty of closet space. 4-piece upper bathroom and upper level laundry. The basement is fully developed with large family room plus a flex/ den open area as well as the the 4th bedroom and 3-piece bath. Great location close to schools, playground, walking paths and dog park. Book your showing with your favorite Realtor to view this beauty.

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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







