



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2011
 LINC #: [0034179960](#)
 Legal Plan: 0915774 Blk: 18 Lot: 66
 Area: Okotoks
 Nearest Town:
 Community: Drake Landing OKDKL
 Postal Code: T1S 0G8
 Condo Type: Not a Condo
 Possession: 60/Negotiable

Land Use: R1N New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$4,106/2016
 Local Imp Amt: 0
 HOA: No
 Condo Fee:

You'll love this air conditioned 2 storey walkout home in a cul de sac location. Oversized double attached garage & additional gravel parking to the rear. Low maintenance landscaping front & back. Spacious entrance with 9ft ceilings & hardwood flooring that runs through much of the main floor. Beyond the den lies the cozy living room with its gas fireplace & a beautiful kitchen, with granite counters, a breakfast bar, extended height cabinetry & a walk through butler's pantry. The dining nook accommodates a larger table & has a door out to the main level deck. Upstairs, the bonus room has a vaulted ceiling. The generous master bedroom benefits from a walk in closet & a 5 pc en-suite. The large second & third bedrooms share the 5 pc Jack & Jill bathroom. The convenient upper level laundry completes this level. The unfinished walkout basement offers a natural layout for a large bedroom, a recreation/family room, a bathroom, a laundry area & excellent storage. Great value here...COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 9 F/H Baths: 2/1						
Den	3.0X2.6	9'9"X8'7"	M	Living Rm	4.7X3.5	15'5"X11'7"	M	2P	3P	4P	5P	6P		
Kitchen	4.8X3.4	15'9"X11'3"	M	Bkfst Nook	4.1X3.1	13'5"X10'2"	M	Baths:	1	0	0	1	0	
Bonus	4.8X4.0	15'7"X13'1"	U	Mstr Bed	4.7X3.9	15'5"X12'10"	U	EnSt Bth:	0	0	0	1	0	
Bedroom	4.1X4.0	13'5"X13'0"	U	Bedroom	4.1X4.0	13'4"X13'0"	U	Level	Mtr2:		Sq Ft			
Laundry	2.7X2.2	8'10"X7'4"	U					Main:	99.13		1,067			
								Upper:	122.26		1,316			
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	221.39		2,383			

Property Information

Basement: Walkout-Unfinished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: West
 Garage Dim: 24'0" x 22'0"
 Parking: 6/Double Garage Attached, 2 Outdoor Stalls, Insulated, Over Sized, Parking Pad Gravel
 Features: Air Conditioning-Central, Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home, Patio, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl
 Site Influences: Back Lane, Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby
 Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Heating: Forced Air-1
 Fin FP/Rgh-In: 1
 Lot Shape: Irregular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 12.31x39.49
 Flooring: Carpet, Ceramic Tile, Hardwood
 Fuel: Natural Gas
 Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).