



Class: Detached
 Type: Detached
 Style: Bungalow
 Year Built: 2007
 LINC #: [0031069024](#)
 Legal Plan: 0511868 Blk: 7 Lot: 1
 Area: Okotoks
 Nearest Town:
 Community: Drake Landing OKDKL
 Postal Code: T1S 2M6
 Condo Type: Not a Condo
 Possession: /Immediate

Land Use: R1N New Hm:
 Title to Land: Fee Simple Tax Amt/Yr: \$4,008/2017
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Local Imp Amt: 0
 Condo Fee:

Highly upgraded & air conditioned corner lot bungalow that backs to walking paths & green space. 10 ft main floor ceilings & 9 ft in the basement! A front flex room features hardwood flooring & a bay window. The kitchen has extended height white units, granite counters & LG stainless steel appliances. The bright dining nook has huge double aspect windows. The living room features surround sound wiring & a gas fireplace with adjacent windows. The master retreat has an upgraded walk in closet & a 5 pc en-suite. A second bedroom, a 4 pc bathroom & a laundry/mud room complete the main level. Downstairs has in floor heat, massive recreation & family room areas, a future wet bar area, a huge third bedroom with a walk in closet, a 4 pc bathroom, a hobby room (or den) & masses of storage in the utility room. The rear yard offers a huge deck with privacy panels, a screen of trees, a lawn area & walking path access! New shingles & downspouts too! Ample nearby parking for guests! 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: 2/3 Rms Abv: 7 F/H Baths: 3/0						
Family Rm	4.6X3.4	15'0"X11'3"	M	Kitchen	3.5X3.3	11'5"X10'8"	M	2P	3P	4P	5P	6P		
Bkfst Nook	3.3X3.1	10'8"X10'2"	M	Living Rm	4.1X4.1	13'6"X13'4"	M	Baths:	0	0	2	0	0	
Mstr Bed	5.1X4.0	16'10"X13'1"	M	Laundry	2.9X1.9	9'5"X6'1"	M	EnSt Bth:	0	0	0	1	0	
Bedroom	3.3X2.9	10'11"X9'6"	M	Rec Rm	4.5X4.1	14'10"X13'7"	B	Level	Mtr2:		Sq Ft			
Family Rm	4.5X3.7	14'10"X12'2"	B	Other	3.8X2.1	12'5"X6'10"	B	Main:	137.78		1,483			
Bedroom	4.5X3.6	14'8"X11'11"	B	Hobby Rm	3.7X2.7	12'2"X8'10"	B	Upper:						
								Above Grade:						
								Lower:						
								Below Grade:	91.60		986			
								Total A.G.	137.78		1,483			

Property Information

Basement: Full-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: West
 Garage Dim: 20'0" x 22'0"
 Heating: Forced Air-1, In Floor Heat System
 Fin FP/Rgh-In: 1
 Lot Shape: Irregular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 16.72x35.01
 Flooring: Carpet, Ceramic Tile, Hardwood
 Fuel: Natural Gas
 Fuel: Gas Only
 Parking: 4/Double Garage Attached, Insulated
 Features: Air Conditioning-Central, Ceiling 9 ft., Ceiling 10 ft., Deck, No Smoking Home, Programmable Thermostat, Windows - Vinyl
 Site Influences: Backs Onto Park/Trees, Corner, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot
 Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).