

57 DRAKE LANDING LO



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Drake Landing OKDKL
Year Built:	2014	Postal Code:	T1S 0H2
LINC #:	<a href="#">0034625872</a>	Condo Type:	Not a Condo
Legal Plan:	1014890	Possession:	60/Negotiable
	Blk: 19	Lot: 3	

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Land Use:	R1S	New Hm:	Tax Amt/Yr:	\$3,025/2018
Title to Land:	Fee Simple		Local Imp Amt:	0
Conform Rpt:			HOA:	No
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way		Condo Fee:	

COME VIEW THE 3D TOUR of this immaculate Sterling built home that has mountain views, is a short walk to the dog park, the new French Immersion school & a playground & offers easy commuting to Calgary via 48th St. Situated on a family friendly street, you'll love the full width front verandah. Inside, a tiled entrance leads to a living room with a gas fireplace & hardwood floors that run through the main floor. The stunning & highly upgraded kitchen has granite counters, a raised breakfast bar, extended height cabinets & quality stainless steel appliances & is adjacent to a large dining area. A half bath completes the main floor. Upstairs, the landing has a vaulted ceiling & hosts the laundry area. The master bedroom, also vaulted, has sliding barn doors to access the walk in closet & the 4 pc en-suite. The second & third bedrooms are great sizes & share the 4 pc family bathroom. In the fenced yard, there's a Trex board deck & plenty of space for the kids to play & a rear gravel parking pad. Great value!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 6 F/H Baths: 2/1					
Living Rm	4.2X3.3	13'11"X10'10"	M	Kitchen	4.1X3.3	13'7"X10'8"	M		2P	3P	4P	5P	6P
Dining Rm	4.1X3.0	13'6"X9'9"	M	Mstr Bed	4.1X3.7	13'7"X12'2"	U	Baths:	1	0	1	0	0
Bedroom	3.8X2.7	12'7"X9'0"	U	Bedroom	3.2X2.8	10'5"X9'4"	U	EnSt Bth:	0	0	1	0	0
								Level	Mtr2:	Sq Ft			
								Main:	71.54	770			
								Upper:	74.32	800			
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	145.86	1,570			

Property Information

Basement:	Full-Unfinished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	10.36x34.71		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	North				
Parking:	2/2 Outdoor Stalls, Parking Pad Gravel				
Features:	Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Vacuum System-Roughed-In, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, View, View Mountain				
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:	Drapes, Alarm, Nest Thermostat. Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

Agent & Office Information

List Firm:	RE/MAX IREALTY INNOVATIONS
Ownership:	Private

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