

3 DRAKE LANDING CM



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Drake Landing OKDKL
Year Built:	2006	Postal Code:	T1S 2M2
LINC #:	0031067705	Condo Type:	Not a Condo
Legal Plan:	0511868	Possession:	/Immediate
Blk:	1	Lot:	12

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$3,653/2018
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:	

OUTSTANDING VALUE! COME VIEW THE 3D TOUR of this fab 5 bed home! Steps to a park & walking paths & a short walk to shops & several schools. Easy commute to Calgary. The tiled entrance leads to a spacious den. The large living room, with a gas fireplace, is open plan with the kitchen, which has high end stainless steel appliances including an internet connected refrigerator, plenty of counter-top space, a raised breakfast bar & a walk through pantry. The dining area offers access to the private, landscaped rear yard. The main floor completes with a half bath & the laundry room, which has built-in cabinets & an LG steam laundry pair. Upstairs, there's a huge bonus room & an equally huge master bedroom with a 4 piece en-suite & a walk-in closet. Bedrooms 2 & 3 are excellent sizes & share the 4-piece family bathroom. The basement offers a recreation room, two massive bedrooms, one with a terrific walk-in closet, a full bathroom & storage. Central vac, water softener, Hunter Douglas blinds & more! Come & See!!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Bedrooms A/T: 3/5 Rms Abv: 9 F/H Baths: 3/1					
Den	3.6X2.9	11'11"X9'7"	M	Baths:	2P	3P	4P	5P	6P
Room Type	Dim/M	Dim/Ft	Level	EnSt Bth:	1	0	2	0	0
Living Rm	5.2X4.0	17'1"X13'3"	M	Level	Mtr2:	Sq Ft			
Bkfst Nook	4.7X3.1	15'3"X10'1"	M	Main:	97.18	1,046			
Kitchen	3.8X3.3	12'6"X10'8"	M	Upper:	117.71	1,267			
Laundry	2.9X2.7	9'6"X9'0"	M	Above Grade:					
Mstr Bed	5.5X3.9	18'0"X12'8"	U	Lower:					
Bedroom	3.7X3.4	12'1"X11'1"	U	Below Grade:	64.75	697			
Bedroom	3.6X3.5	11'11"X11'7"	U	Total A.G.	214.88	2,313			
Bonus	5.1X4.6	16'7"X15'0"	U						
Rec Rm	5.5X5.3	18'2"X17'4"	B						
Bedroom	5.2X3.9	17'0"X12'9"	B						
Bedroom	5.0X3.9	16'5"X12'8"	B						

Property Information

Basement:	Full-Fully Finished	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:	Cedar, Stone, Vinyl	Frntg X Depth:	12.19x35.99		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	South				
Garage Dim:	20'0" x 22'8"				
Parking:	4/Double Garage Attached				
Features:	Deck, Dog Run-Fenced In, No Smoking Home, Porch, Programmable Thermostat, Windows - Vinyl				
Site Influences:	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included 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).