

103 Drake Landing Mount Okotoks, AB T1S 0E5

Residential



Class: Detached
County: Foothills County
Type: House
Levels: Two
Year Built: 2009
LINC#: [0032603946](#)
Arch Style: 2 Storey
Possession: 60 Days / Neg
Legal Pln: 0713975 **Blk:** 13 **Lot:** 35 **LP/SF:** \$219.42

Area: Okotoks
Zone:
Community: Drake Landing
Postal Code: T1S 0E5
Condo Type: Not a Condo

Land Use: R-1N
Title to Lnd: Fee Simple
New HM: No
Reports:
Restrict: Restrictive Covenant-Building Design/Size, Utility Right Of Way
Disclosures: Contact Agent for Details
Tax Amt/Yr: \$4,672.00/2019
Loc Imp Amt:
HOA:
Condo Fee:

Public Remarks: Don't delay! COME VIEW THE 3D VIRTUAL TOUR of this fabulous, air conditioned, 2 storey beauty in a select cul-de-sac of just 7 homes! Over 2,700 sf above grade, situated on a pie shaped lot, backing to green space & with a triple attached garage - it's fabulous! You'll love the warm cork flooring & the walk through closet linking the entrance & the spacious mud room. The main floor den is spacious and has French doors. The kitchen is an entertainer's dream with a mass of granite countertops, a huge island with a breakfast bar, upgraded stainless steel appliances & a deep walk-in pantry. The dining nook is huge, has it's own kitchen style cabinetry & offers views of your large yard and the green space beyond. The cozy living room features a gas fireplace and in ceiling speakers, part of a whole home media system. Upstairs, the floor plan is a winner! You'll find a large bonus room with sliding doors & terrific built-ins & audio/visual connections galore! Terrific mountain views too! There's 4 excellent bedrooms up, including a wondrous master & 5 piece en-suite, as well as an upgraded 5 piece family bathroom & a laundry room with a sink. The basement is partially finished with a spacious bedroom and 4 piece en-suite bathroom. Finishing the rest would be a breeze! There's also an excellent utility room with storage space, two high efficiency furnaces, an oversized hot water heater and the whole home media hub that hosts a number of high end audio components that will stay with the home! Outside you will love the well manicured yards, all served by a 4 zone in-ground sprinkler system, as well as the massive stamped concrete patio with its attractive privacy/sun shade. There's plenty of lawn area for the kids to play, as well as raised planters and a large side yard shed! There's so much more to say & see - COME VIEW THE TOUR NOW, then contact your favourite agent to book a showing!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P	Level	Mtr2	SqFt	Lot Size:	0 SqFt
Baths:	1	0	0	1	0	Main:	107	1,150	Frnt Lngth:	13.19
EnSt Bth:	0	0	1	1	0	Upper:	147	1,584	Lot Dim:	13.19 x 35.72
Bed Abv:	4	Beds: 5				Blw Grade:	15	163		
Rms Abv:	9	F/H Bth: 3/1				Total AG:	254	2,734		

Property Information

Basement: Full, Partially Finished
Heating: Forced Air, Natural Gas
Suite: No
Construction: Stone, Vinyl Siding
Foundation: Concrete, Poured Concrete
Exterior: Garden
Roof Type: Asphalt Shingle
Front Exp: SE
Parking: Triple Garage Attached, Insulated, Concrete Driveway, Garage Door Opener, Garage Faces Front, Oversized
Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Comm Feature: Park, Playground, Sidewalks
Lot Features: Backs on to Park/Green Space, Cul-De-Sac, Lawn, Garden, Near Shopping Center, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Near Golf Course, Pie Shaped Lot, Sprinklers In Rear, Views
Goods Include: Contact listing agent for full list of included and excluded items.
Appliances: Bar Fridge, Dishwasher, Dryer, Garburator, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer
Other Equip: List Available, Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener, Workbench(s)
Goods Exclude:
Utilities:
Elem School: Foothills School Division No. 38
Jr/Mid Schl: Foothills School Division No. 38
High School: Foothills School Division No. 38

Lndry Feat: Laundry Room, Upper Level
Cooling: Air Conditioner
Fireplaces: 1/Gas, Living Room, Mantle, Tile
Flooring: Carpet, Cork
Fencing: Fenced
Balcony: Front Porch, Patio, Screened
Garage Dim: