

134 Drake Landing Gardens Okotoks, AB T1S 0P9



Class: Detached
County: Foothills County
Type: House
Levels: One
Year Built: 2017
LINC#: [0037426632](#)
Arch Style: Bungalow
Possession: 60 Days / Neg
Area: Okotoks
Zone:
Community: Drake Landing
Ttl Beds: 3
F/H Bth: 2/1
New HM: No
Suite: No
Lot Size: 9143 SqFt
Front Exp: S
Legal Desc: 1612849/27/9
Legal Pln: 1612849 **Blk:** 27 **Lot:** 9 **LP/SF:** \$394.60

Land Use: R1 **Tax Amt/Yr:** \$5,218.00/2020
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: Contact Agent for Details
Restrict: Restrictive Covenant-Building Design/Size, Utility Right Of Way

Recent Change: **09/15/2020 : NEW**

Public Remarks: COME TAKE THE 3D TOUR of this beautiful, air conditioned, fully finished bungalow, with a triple attached garage, set on a huge, fully fenced & landscaped pie shaped yard, located on the North side of Okotoks, making it ideal for commuters to Calgary. Low maintenance shale borders lie either side of the triple driveway that leads towards the spacious main floor entrance area, where you will find 9ft ceilings, a coat closet & a bench with storage beneath. Beyond lies an excellent laundry room with storage cabinets above the Samsung laundry pair that are included with the sale. An excellent linen closet can also be found here. The next door along the passage leads into an upgraded half bathroom with tile flooring & a quartz countertop. As you pass towards the rear of the home, you will adore the vaulted ceilings with skylights & the wall of windows & glazed doors to the rear, that lead out to the massive deck & yard. The kitchen is just wonderful. Masses of upper & lower white cabinets - note the extended height uppers with the display units above, two tone quartz countertops galore - no shortage of food preparation space here, a Butler's pantry, high end stainless steel appliances & more. The breakfast bar will pretty much seat the whole family & beneath it, you will find even more storage! The dining area is adjacent to the kitchen & will host a very large dining set...there's room to entertain here! The living room is a delight with its contemporary stone faced gas fireplace & built-ins to either side. We are not finished with the main floor yet! You will love the master suite with a barn door leading into the huge walk in closet whilst the sumptuous & spacious 5-pc en-suite feels like you are at a fancy hotel! A large mud room, featuring a closet & a bench with storage beneath, offers access to the garage. Take the staircase down to the builder finished basement. You will love the massive recreation room & family room spaces that greet you at the base of the stairs. The whole family can gather here. Along the passage, you'll find a large storage closet, a door leading to a lovely 5-pc basement bathroom with in-floor heating & then two large basement bedrooms, each with its own walk-in closet. The utility room offers plenty of storage, a high efficiency furnace & a Kinetico water softening system. The rear yard is like living in your own retreat or park. The huge deck, partially covered, privacy screened on either side & spanning more than the width of the home, is a fabulous spot to hang out. Beyond lies the huge lawn area, a gravel area with a firepit that gets day long sun, a multitude of maturing trees & a large shed! There's even an ideal spot if you wanted to install a future hot tub! The triple attached garage, with it's 8ft doors, built in shelves & plentiful supply of natural light, has all the room you need for your vehicles & toys. This is a fantastic overall package...Make it yours before someone else does!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	153	Mtr2	1,647	SqFt
Baths:	1	0	0	1	0	Bed Abv: 1	Blw Grade: 115	Mtr2	1,243	SqFt	
EnSt Bth:	0	0	0	1	0	Rms Abv: 4	Total AG: 153	Mtr2	1,647	SqFt	
Garage Dim:	29`0" x 25`8"										

Property Information

Basement: Finished, Full
Heating: High Efficiency, Natural Gas
Construction: Stone, Vinyl Siding
Foundation: Concrete, Poured Concrete
Exterior Feat: Fire Pit
Roof Type: Asphalt Shingle
Reports: None
Parking: Triple Garage Attached, Insulated, Concrete Driveway, Garage Door Opener
Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Comm Feature: Park, Schools Nearby, Playground, Shopping Nearby
Lot Features: Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Sprinklers In Rear
Appliances: Bar Fridge, Dishwasher, Dryer, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Other Equip: List Available, Ceiling Fan(s), Garage Door Opener
Goods Exclude: Contact listing agent for full list of included and excluded items.