

90 Drake Landing Common Okotoks, AB T1S 2M6

Residential



Class:	Detached	Area:	Okotoks
County:	Foothills County	Zone:	
Type:	House	Community:	Drake Landing
Levels:	One	Ttl Beds:	3
Year Built:	2007	F/H Bth:	3/0
LINC#:	0031069024	LP/SF:	\$323.60
Arch Style:	Bungalow	Suite:	Suite - None
Possession:	60 Days / Neg	Lot Size:	6112 SqFt
Lot Dim:		Lot Depth:	35.01 M 114.87'
Front Length:	16.72M 54` 10"		
Legal Desc:	0511868/7/1		
Legal Pln:	0511868	Blk:	7
		Lot:	1
		Condo:	No
Land Use:	R1N	Tax Amt/Yr:	\$4,020.00/2020
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

Public Remarks: 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! Newer shingles & downspouts too! Ample nearby parking for guests! COME VIEW THE 3D TOUR NOW!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 138	Mtr2	1,483	SqFt
EnSt Bth:	0	0	2	0	0	Rms Abv: 5	Blw Grade: 92	Mtr2	986	SqFt
	0	0	0	1	0		Total AG: 138	Mtr2	1,483	SqFt
Garage Dim:	20` 0" x 22` 0"									

Property Information

Basement:	Finished, Full	Lndry Feat:	Main Level
Heating:	In Floor, Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	1/Gas, Living Room, Mantle, Stone
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	None	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RPR		
Parking:	Insulated, Concrete Driveway, Double Garage Attached, Garage Door Opener Total: 4		
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Comm Feature:	Golf, Park, Schools Nearby, Playground		
Lot Features:	Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Landscaped, Treed		
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener, Water Softener		
Goods Exclude:	Contact listing agent for full list of included and excluded items.		
Utilities:	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available		

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
Family	Main	15` 0" x 11` 3"	4.57M x 3.43M	Kitchen	Main	11` 5" x 10` 8"	3.48M x 3.25M
Bkft Nook	Main	10` 8" x 10` 2"	3.25M x 3.10M	Living	Main	13` 6" x 13` 4"	4.11M x 4.06M
Mstr Bed	Main	16` 10" x 13` 1"	5.13M x 3.99M	Laundry	Main	9` 5" x 6` 1"	2.87M x 1.85M
Bedrm	Main	10` 11" x 9` 6"	3.33M x 2.90M	Game	BSMT	14` 10" x 13` 7"	4.52M x 4.14M
Family	BSMT	14` 10" x 12` 2"	4.52M x 3.71M	Other	BSMT	12` 5" x 6` 10"	3.78M x 2.08M
Bedrm	BSMT	14` 8" x 11` 11"	4.47M x 3.63M	Hobby Room	BSMT	12` 2" x 8` 10"	3.71M x 2.69M
4pc Bathroom	BSMT			4pc Bathroom	Main		
5pc Ensuite bath	Main						