



Class: Detached  
 Type: Detached  
 Style: 2 Storey  
 Year Built: 2009  
 LINC #: [0032604259](#)  
 Legal Plan: 0713975 Blk: 16 Lot: 7  
 Area: Okotoks  
 Nearest Town:  
 Community: Drake Landing OKDKL  
 Postal Code: T1S 0E5  
 Condo Type: Not a Condo  
 Possession: /Immediate

Land Use: R1N New Hm:  
 Title to Land: Fee Simple  
 Conform Rpt:  
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way  
 Tax Amt/Yr: \$4,101/2017  
 Local Imp Amt: 0  
 HOA: No  
 Condo Fee:

Upgrades galore in this former Morrison show-home. You can TOUR in 3D - click on the multi-media or virtual tour button! A welcoming entrance leads to a large dining room (or den). Beyond is the cozy living room with its gas fireplace & the fabulous kitchen with its granite countertops, upgraded appliances & walk through pantry. There's also a granite topped desk adjacent to the spacious dining nook, which overlooks the fenced, over-sized yard, with it's pretty pergola & no immediate neighbours behind. Upstairs, the bonus room features built in surround sound speakers, (there's also in ceiling speakers around the home!) Your master bedroom has a 5 piece en-suite, 3 sided gas fireplace & a huge walk in closet! Bedrooms 2 & 3, both good sizes, also have walk in closets! The family bath & laundry room complete the upper level. The basement has excellent family & recreation room spaces & a large 4th bedroom whilst the over-sized garage has plenty of room for a workshop. Take the 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 9 F/H Baths: 2/1						
Dining Rm	3.6X2.9	11'11"X9'6"	M	Living Rm	5.0X4.1	16'3"X13'6"	M	2P	3P	4P	5P	6P		
Kitchen	3.8X3.2	12'6"X10'7"	M	Bkfst Nook	4.1X3.0	13'5"X9'9"	M	Baths:	1	0	1	0	0	
Mstr Bed	4.5X4.0	14'9"X13'0"	U	Bedroom	3.6X3.2	11'9"X10'7"	U	EnSt Bth:	0	0	0	1	0	
Bedroom	3.3X3.2	10'11"X10'5"	U	Laundry	1.9X1.6	6'2"X5'3"	U	Level	Mtr2:		Sq Ft			
Bonus	5.8X4.7	19'0"X15'5"	U	Rec Rm	4.9X3.9	16'2"X12'8"	B	Main:	94.58		1,018			
Family Rm	6.2X3.7	20'2"X12'2"	B	Bedroom	4.1X3.4	13'5"X11'2"	B	Upper:	121.70		1,310			
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	216.28		2,328			

Property Information

Basement: Full-Fully Finished  
 Suite: Suite - None  
 Construction: Wood Frame  
 Foundation: Concrete  
 Exterior: Stone, Vinyl  
 Roof Type: Asphalt Shingles  
 Front Exp: Southwest  
 Parking: 4/Double Garage Attached, Over Sized  
 Features: Air Conditioning-Central, Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Windows - Vinyl  
 Site Influences: Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby  
 Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All  
 Goods Excluded: Contact listing agent for full list of included and excluded items.  
 HOA Fee Incl:

Heating: Forced Air-1  
 Fin FP/Rgh-In: 1  
 Lot Shape: Irregular  
 Lot Sq M: 0.00 m2  
 Frntg X Depth: 12.79x39.89  
 Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas  
 Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS  
 Ownershp: Private