



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Drake Landing OKDKL
Year Built:	2010	Postal Code:	T1S 0G8
LINC #:	0034179887	Condo Type:	Not a Condo
Legal Plan:	0915774	Possession:	45/Negotiable
	Blk: 18	Lot: 58	

Land Use:	R1S	New Hm:		Tax Amt/Yr:	\$2,936/2016
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:	

Excellent curb appeal with this former showhome. The beautifully landscaped front yard leads to a full width veranda. You'll love the open concept main floor. The large living room overlooks your veranda. The dining nook is huge & has tiled flooring & room for a buffet unit by the staircase. The kitchen features masses of granite counter-tops, extended height cabinetry & a central island/breakfast bar. Upstairs, the master enjoys a sizeable 4 pc en-suite with granite countertops, a make up table, corner tub & walk in shower. Along the passage is the laundry & the family bathroom, also with a granite countertop, as well as the good sized child bedrooms. The basement is framed for a large bedroom, a combination of recreation/family spaces & a bathroom. The westerly rear yard has a deck, fences to either side & a lawn area. An in-ground sprinkler system serves the front & rear yard. Also, your future home will feature a double detached garage, that is currently under construction. COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Bedrooms A/T: 3/3 Rms Abv: 6 F/H Baths: 2/1					
Living Rm	4.9X3.5	16'0"X11'7"	M	Dining Rm	3.4X2.8	11'3"X9'3"	M		2P	3P	4P	5P	6P
Kitchen	4.1X3.1	13'5"X10'2"	M	Mstr Bed	4.2X3.7	13'8"X12'1"	U	Baths:	1	0	1	0	0
Bedroom	3.5X2.7	11'6"X9'0"	U	Bedroom	3.0X2.8	9'11"X9'1"	U	EnSt Bth:	0	0	1	0	0
								<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
								Main:	70.79	762			
								Upper:	71.44	769			
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	142.23	1,531			

Property Information

Basement:	Full-Partly Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	10.97x35		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Linoleum		
Front Exp:	East				
Parking:	2/Double Garage Detached				
Features:	Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vacuum System-Roughed-In, Windows - Vinyl				
Site Influences:	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

Agent & Office Information

List Firm:	RE/MAX IREALTY INNOVATIONS
Ownership:	Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).