



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2007
 LINC #: [0031068075](#)
 Legal Plan: 0511868 Blk: 2 Lot: 23
 Area: Okotoks
 Nearest Town:
 Community: Drake Landing OKDKL
 Postal Code: T1S 2M4
 Condo Type: Not a Condo
 Possession: 60/Negotiable

Land Use: R1S New Hm:
 Title to Land: Fee Simple Tax Amt/Yr: \$3,196/2016
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Local Imp Amt: 0
 Condo Fee:

The Drake Landing Solar Community is a first for North America. 90% of heating is supplied by solar thermal energy. This beautifully maintained R-2000 home is "built green" to be 30% more efficient than regular homes. An excellent floor plan opens with a bright living room with a gas fireplace. To the rear of the home is a large kitchen, with a corner pantry & a breakfast bar. Beyond lies the enormous dining nook - plenty of space to entertain here! A laundry area & a half bath complete the main floor. Upstairs, you'll find a generous master bedroom with a 4-pc en-suite & walk in closet, 2 excellent child bedrooms & a family bathroom. The basement is finished to a high standard, with family & recreation areas & a large bedroom with a contemporary 3-pc en-suite. The landscaped rear yard has trees, shrubs, a patio & vinyl fencing. The yard leads to the double detached garage & it's adjacent single carport, that open out to the paved rear lane. COME VIEW THE 3D TOUR NOW - Click the Multimedia Button!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 3/1						
Living Rm	4.7X4.7	15'6"X15'6"	M	Kitchen	3.5X3.4	11'5"X11'2"	M	2P	3P	4P	5P	6P		
Bkfst Nook	3.5X2.7	11'5"X8'10"	M	Laundry	2.5X2.1	8'3"X6'11"	M	Baths:	1	0	1	0	0	
Mstr Bed	5.1X3.4	16'8"X11'0"	U	Bedroom	3.5X2.7	11'7"X8'11"	U	EnSt Bth:	0	1	1	0	0	
Bedroom	3.5X2.7	11'7"X8'11"	U	Family Rm	4.5X4.0	14'10"X13'3"	B	Level	Mtr2:		Sq Ft			
Rec Rm	4.3X2.5	14'2"X8'1"	B	Bedroom	3.5X3.3	11'4"X10'8"	B	Main:	79.25		853			
								Upper:	73.02		786			
								Above Grade:						
								Lower:						
								Below Grade:	52.30		563			
								Total A.G.	152.27		1,639			

Property Information

Basement: Full-Fully Finished Heating: Forced Air-1 Fuel: Geo Thermal, Solar
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Stone, Vinyl Frntg X Depth: 9.75x36.5
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Laminate Flooring, Linoleum
 Front Exp: South
 Garage Dim: 22'3" x 22'3"
 Parking: 3/Single Carport, Double Garage Detached
 Features: No Smoking Home, Patio, Programmable Thermostat, Windows - Vinyl
 Site Influences: Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Schools, Shopping Nearby
 Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All
 Goods Excluded: Drapes. Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX REALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).