

42 DRAKE LANDING RD



Class: Detached Area: Okotoks
 Type: Detached Nearest Town:
 Style: 2 Storey Community: Drake Landing OKDKL
 Year Built: 2007 Postal Code: T1S 0B9
 LINC #: 0031959456 Condo Type: Not a Condo
 Legal Plan: 0613601 Blk: 11 Lot: 18 Possession: 30/Negotiable

Land Use: R1 New Hm: Tax Amt/Yr: \$3,989/2016
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Condo Fee:
 Utility Right Of Way

Come take the 3D TOUR of this family home, steps from the park! You really feel the 2,450+ sf throughout this home, from the large dining room, through the living room with its gas fireplace & into the fully renovated kitchen. You'll appreciate its extended height cabinets, the masses of granite countertops, including on a huge central island, the elegant tile back-splash & the upgraded stainless steel appliances. The main floor also features a great mud room, a den & a half bathroom. Upstairs, you'll find a massive bonus room & a similarly spacious master bedroom with a large walk in closet & a 4 piece en-suite. There's 3 further good sized bedrooms, a laundry closet & a family bathroom. The basement is well advanced with a family room (the media equipment stays!), a 5th bedroom, a bathroom & a good start on a recreation area. The private yard is fenced & has a large deck. This home COMES WITH \$2,000 IN GIFT VOUCHERS for a retailer of your choice - Use for upgrades, a flight, whatever - it's your choice!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/5 Rms Abv: 10 F/H Baths: 3/1					
Dining Rm	4.8X2.7	15'7"X8'11"	M	Living Rm	4.5X4.4	14'9"X14'5"	M		2P	3P	4P	5P	6P
Kitchen	4.5X4.2	14'9"X13'9"	M	Den	3.0X2.9	9'9"X9'6"	M	Baths:	1	0	2	0	0
Laundry	1.6X0.9	5'4"X3'0"	U	Bonus	5.8X4.1	19'0"X13'5"	U	EnSt Bth:	0	0	1	0	0
Mstr Bed	5.0X4.2	16'4"X13'9"	U	Bedroom	3.1X3.1	10'2"X10'0"	U	Level	Mtr2:		Sq Ft		
Bedroom	3.1X3.0	10'1"X9'10"	U	Bedroom	3.3X3.1	10'10"X10'3"	U	Main:	101.08	1,088			
Bedroom	4.3X3.8	14'2"X12'6"	B	Family Rm	4.7X4.6	15'3"X15'0"	B	Upper:	127.28	1,370			
								Above Grade:					
								Lower:					
								Below Grade:	41.34	445			
								Total A.G.	228.36	2,458			

Property Information

Basement: Full-Partly Finished Heating: Forced Air-2 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Irregular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Stone, Vinyl Frntg X Depth: 15.9x35
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Laminate Flooring
 Front Exp: Southwest
 Garage Dim: 20'0" x 22'0"
 Parking: 4/Double Garage Attached
 Features: Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Windows - Vinyl
 Site Influences: Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View, View Mountain
 Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings-All, Wine/Beverage Cooler
 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
 Ownershp: Private

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