

\$642,500 - 45 Larkspur Bend, Okotoks

MLS® #A2069445

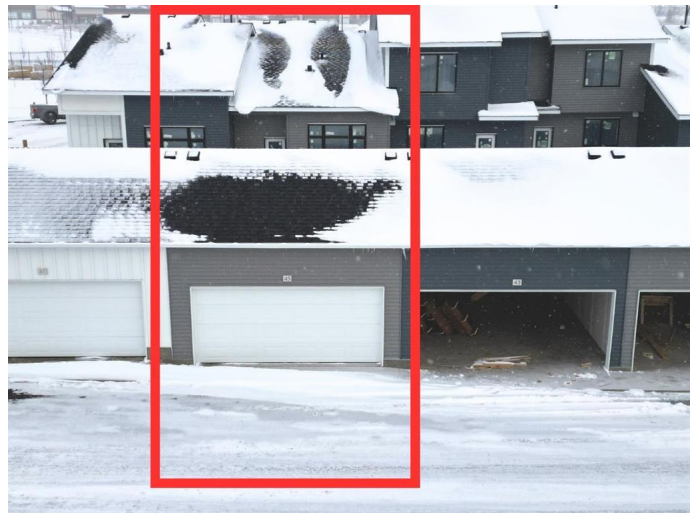
\$642,500

3 Bedroom, 3.00 Bathroom, 937 sqft

Residential on 0.05 Acres

D'arcy Ranch, Okotoks, Alberta

PRICE REDUCTION! Welcome to ARRIVE at D'Arcy™ in Okotoks! Last Chance to buy! Fantastic opportunity for ONE LEVEL LIVING in this 1000 sq. ft. (BOMA) townhouse bungalow c/w FINISHED LOWER LEVEL, DOUBLE detached GARAGE, rear FENCED yard / concrete PATIO, front yard XERISCAPE LANDSCAPING and NO CONDO FEES! Bright open main floor plan includes knock down stipple, 10' HIGH CEILINGS, pot lights with transom windows added for the tray ceiling. Livingroom includes electric FIREPLACE and interior RAILING for the stairs leading to finished lower level. Kitchen features UPGRADED, FULL HEIGHT, PAINT GRADE CABINETRY, soft close doors / drawers, UPGRADED 1 1/4" QUARTZ counter tops throughout, CHIMNEY HOOD FAN and Whirlpool stainless steel appliances. Master bedroom includes large 4-PIECE ENSUITE with fiber glass base / TILED WALL SHOWER, QUARTZ countertops, full width vanity mirror, all connected to a LARGE WALK IN CLOSET. Cassette covered roller shade BLINDS are also included. Main floor laundry and 2- piece bath completes the main floor.....The 900 sq. ft.(BOMA) developed lower level features 2 MORE BEDROOMS, 3-PIECE BATH and huge REC ROOM with a bright LARGE WINDOW and great STORAGE space! Sustainable quality is evident with TRIPLE PANE windows, HRV heat recovery ventilation, on demand TANKLESS HOT WATER paired with IBC Air Handler, LED



lighting with Energy Star rated appliances (limited). Added features are a premium QUIET WALL System, exterior CEMENT FIBER / premium vinyl siding and black framed windows. All this and the peace of mind with coverage from the Alberta New Home WARRANTY program!This home is currently under construction, estimated completion is early 2024. RMS measurements as per Builder Plans 937 sq. ft. main level. Please visit the Partners Showhome at 57 Iris Crescent (Okotoks) to view this model. Wedderburn bungalow units also available! PICTURES ARE OF CURRENT SHOWHOME, MAY NOT REFLECT EXACT HOME FOR SALE.

Built in 2023

Essential Information

MLS® #	A2069445
Price	\$642,500
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	937
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	45 Larkspur Bend
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County

Province	Alberta
Postal Code	T1S3K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2023
Date Sold	December 14th, 2023
Days on Market	138
Zoning	NC
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CANYON CREEK
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