

\$618,000 - 3 Larkspur Bend, Okotoks

MLS® #A2121799

\$618,000

3 Bedroom, 3.00 Bathroom, 1,011 sqft

Residential on 0.05 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to ARRIVE at D'Arcy™ in Okotoks! 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, 10-12' 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 FULL HEIGHT CABINETRY, soft close doors / drawers, QUARTZ counter tops, 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, 4-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 €. All this and the peace of mind with coverage from the Alberta New Home WARRANTY program!

Built in 2023

Essential Information

MLS® #	A2121799
Price	\$618,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,011
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	3 Larkspur Bend
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 3K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
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, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	July 4th, 2024
Days on Market	85
Zoning	NC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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