

\$859,900 - 39 Birch Glen, Okotoks

MLS® #A2150744

\$859,900

3 Bedroom, 3.00 Bathroom, 2,232 sqft
Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

****2,232 SQ.FT | 3-BED | 2.5-BATH | SOUTH FACING BACK YARD | WALKOUT LOT BACKING ONTO POND | FALL POSSESSION**** This beautiful, brand new Anthem built home in Okotoks's master planned community of Darcy checks off everything on your wish list. As you walk into the home, you are greeted by 9 ft ceilings throughout the bright, open concept layout of the main floor. You can cozy up in your spacious living room in the evenings next to the fireplace or spend your weekends hosting in your incredible expanded kitchen that conveniently opens up to the dining space. Upstairs, you will find a bonus room with an open to blow area, perfect for movie nights or a playroom for the kids, as well as 3 generous sized bedrooms. Relax in your primary retreat, where you have stunning views of wheat fields and roaming deer, along with ample storage and a relaxing atmosphere within the 5 piece ensuite. Outside, you see the view of the mountains in the distance from the deck above the walk out basement. Or just gaze at the beautiful pond and walking trails right out your back door! You are blocks away from parks and shopping plazas, providing access to convenient outdoor amenities, restaurants, shopping and more. This stunning Anthem home is a must see! (Exterior render is representative)



Front Drive 141

39 Birch Glen, Okotoks, AB
3 Bedrooms | 2.5 Bathrooms

Main Floor 985 sq ft
Upper Floor 1,247 sq ft
Total 2,232 sq ft



This document is intended for informational purposes only and is not a contract. It is subject to change without notice. Please contact your sales representative for more information.

Built in 2024

Essential Information

MLS® #	A2150744
Price	\$859,900
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	39 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Built-in Features, Double Vanity, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Full, Unfinished, Walk-Out
Exterior	
Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Cre Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 31st, 2024
Days on Market	44
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Ally Realty
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Anthem Home Palette Selections

Model: Front Drive 141

Address: 39 Birch Glen, Okotoks

Cabinets, Flooring and Countertops



Trim and Plumbing



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice (BQ)