



THE
A-TEAM

**RE/MAX
FIRST**

62 LARKSPUR Bend, Okotoks T1S 3K7

MLS® #: **A2121757**

Area: **D'arcy Ranch**

Listing Date: **04/10/24**

List Price: **\$815,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,185**
Low Sqft:
Ttl Sqft: **2,185**

DOM

40

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Nook	Main	16`0" x 9`6"
Great Room	Main	15`11" x 13`0"	Bonus Room	Upper	12`8" x 15`10"
Bedroom	Upper	10`0" x 9`8"	Bedroom	Upper	10`0" x 9`8"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	12`8" x 15`0"			

Title:
Fee Simple

Zoning:
TN

Legal Desc: **2211421**

Remarks

Pub Rmks: **Welcome to Encore by Trico Homes a 3 bed 2.5 bath two-story home with a double attached garage, where luxury meets convenience in a stunning setting. This home boasts a breathtaking open-to-below concept over the great room, offering scenic views and direct access to rear pathways through the adjacent green space. Enjoy the convenience of nearby amenities, including grocery stores, pharmacies, and salons, all within walking distance. Large upgraded windows flood the home with natural light, while the living room is enhanced by a cozy fireplace, perfect for chilly evenings. Upstairs, discover a bonus room, ideal for additional living or entertainment space, and a convenient laundry room. The spacious kitchen features both a walk-in pantry and a butler pantry with a washing sink. Experience the epitome of modern living in this exceptional residence. Welcome home. *Photos are representative***

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



