



THE
A-TEAM

**RE/MAX
FIRST**

3 LARKSPUR Bend, Okotoks T1S 3K7

MLS® #: **A2121799**

Area: **D'arcy Ranch**

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

List Price: **\$628,000**

Status: **Active**

County: **Foothills County**

Change: **-\$7k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Okotoks**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,232 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,010**
Low Sqft:
Ttl Sqft: **1,010**

DOM

39

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Interior Lot,Standard Shaped Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction:
Composite Siding,Concrete,Silent Floor Joists,Vinyl Siding,Wood Frame

Flooring:
Ceramic Tile,Laminate

Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`7" x 12`0"
Living Room	Main	13`4" x 11`7"
Foyer	Main	7`0" x 6`0"
Mud Room	Main	8`8" x 7`3"
Bedroom - Primary	Main	12`0" x 11`8"
Bedroom	Lower	12`2" x 9`5"

Room	Level	Dimensions
Dining Room	Main	10`0" x 7`3"
Family Room	Lower	22`0" x 19`2"
Laundry	Main	5`7" x 3`3"
Furnace/Utility Room	Lower	6`8" x 5`10"
Bedroom	Lower	12`4" x 9`0"
2pc Bathroom	Main	7`6" x 3`5"

4pc Bathroom**Lower****8`3" x 4`11"****4pc Ensuite bath****Main****8`3" x 7`8"**

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211421

Zoning:

NC

Remarks

Pub Rmks:

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!

Inclusions:

Property Listed By:

N/A**RE/MAX iRealty Innovations****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









