



THE
A-TEAM

**RE/MAX
FIRST**

76 LARKSPUR Bend, Okotoks T1S1R1

MLS® #: **A2123020**

Area: **D'arcy Ranch**

Listing Date: **04/15/24**

List Price: **\$875,043**

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: **2,328**

Low Sqft:

Ttl Sqft: **2,328**

DOM

34

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Street Lighting
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**

Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	9`11" x 12`0"
Bedroom	Upper	10`5" x 11`7"
Bonus Room	Upper	13`6" x 13`7"
Great Room	Main	12`6" x 15`0"
Other	Main	9`3" x 11`1"

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom - Primary	Upper	12`8" x 15`2"
Bedroom	Upper	12`3" x 13`0"
Dining Room	Main	10`6" x 10`7"
Kitchen	Main	9`8" x 12`10"
Kitchen	Basement	5`0" x 13`7"

Game Room	Basement	21`7" x 14`8"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	TBD	Zoning: TBD	Remarks
Pub Rmks:	Exceptional Property with 1 Bedroom Legal Suite (subject to municipal/city compliance and approvals)! The Denali 7 by Sterling Homes Calgary features 9' knockdown ceilings and 9' basement ceilings, adding a sense of spaciousness throughout. The spacious kitchen is a culinary dream, boasting stainless steel appliances. Enjoy the elevated style of the vaulted ceiling in the bonus room, creating an airy and inviting atmosphere. The electric fireplace with a tile surround in the great room adds warmth and charm. The upper level is complete with a spacious primary retreat, and two additional spacious bedrooms. The greenspace facing backyard is perfect for basking in the sun. This property is the perfect combination of practicality and luxury. Don't miss the opportunity to make it your own. *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



