



THE
A-TEAM

**RE/MAX
FIRST**

73 BIRCH Glen, Okotoks T1S 5T2

MLS®#: **A2152272** Area: **D'arcy Ranch** Listing **07/24/24** List Price: **\$889,900**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 16-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,554**
 Low Sqft:
 Ttl Sqft: **2,554**

DOM

54
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`0"	Dining Room	Main	12`5" x 11`1"
Foyer	Main	8`10" x 8`4"	Kitchen	Main	17`0" x 12`8"
Living Room	Main	14`7" x 14`9"	Mud Room	Main	6`9" x 8`5"
Office	Main	10`10" x 8`10"	5pc Bathroom	Upper	11`10" x 7`6"
5pc Ensuite bath	Upper	12`1" x 12`2"	Bedroom	Upper	9`10" x 12`8"
Bedroom	Upper	9`11" x 13`6"	Bedroom	Upper	11`11" x 9`6"
Bonus Room	Upper	14`8" x 14`8"	Laundry	Upper	6`4" x 5`3"

Bedroom - Primary
3pc Bathroom
Game Room

Upper
Basement
Basement

14`6" x 15`1"
5`0" x 9`3"
25`8" x 23`9"

Walk-In Closet
Bedroom

Upper
Basement

12`1" x 6`4"
10`6" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812366

Zoning:
TN

Remarks

Pub Rmks: *** Open House Saturday from 12:30-230pm* Here is an amazing opportunity to own a home in one of Okotoks' best up-and-coming communities, D'Arcy Ranch. This property features a south-facing backyard that backs onto a stunning pond with mountain views. The tranquility of having no neighbors behind you is sure to impress. This beautiful Pacesetter home boasts 3,500 sqft of total living space in an amazing two-story design with a fully developed walk-out basement. As you enter the home, you are greeted by tasteful shiplap detailing throughout the foyer, which leads you past a large private home office with built-in desks. Gorgeous hardwood floors flow into the large, open-concept main floor that offers a beautiful white kitchen with a high-end stainless steel appliance package, featuring a chef's dream gas cooktop and smart fridge. The large living room invites you into the home with a warm, floor-to-ceiling fireplace, and it leads to the dining room and onto the oversized deck, which overlooks the pristine views. Finish off the tour of the main floor by exploring the butler's pantry with a built-in coffee station and into the large mudroom that enters into the spacious attached garage, which has been heated! The upper floor of the home offers a 4-bedroom layout plus a large bonus room, separate laundry, and two 5-piece bathrooms—one off the master retreat with pond views, and the other off of the 3 large bedrooms, perfect for a growing family. The basement has recently been completed with a 5th bedroom, a 3-piece bathroom, and a HUGE rec room space that is great for entertaining with direct access to the south-facing backyard. This home will surely impress at every level**

Inclusions:
Property Listed By:

NA
Charles

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













