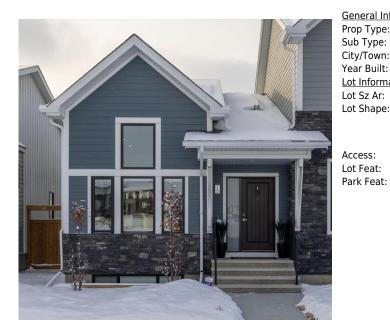


## 13 LARKSPUR Bend, Okotoks T1S 3K7

MLS®#:	A2185518	Area:	D'arcy Ranch	Listing	01/07/25	List Price: <b>\$636,900</b>
Status:	Active	County:	Foothills County	Date: Change:	-\$3k, 01-Feb	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			25	
Sub Type:	Row/Townhouse			<u>Layout</u>	
City/Town:	Okotoks	Finished Floor Area		Beds:	3(12)
Year Built:	2023	Abv Sqft:	1,014	Baths:	2.5 (2 1)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	2,807 sqft	Ttl Sqft:	1,014		
Lot Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
Access:				-	
Lot Feat:	Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Private				

Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Private Double Garage Detached

Utilities and Features

Roof:	Asphalt Shingle	Construction:				
Heating:	Boiler,Natural Gas	Composite Siding,Concrete,Silent Floor				
Sewer:		Joists,Stone,Vinyl Siding,Wood Frame				
Ext Feat:	BBQ gas line,Private Yard	Flooring:				
		Carpet, Ceramic Tile, Laminate				
		Water Source:				
		Fnd/Bsmt:				
		Poured Concrete				
Kitchen Appl:	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Covering					
Int Feat:	High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Tankless Hot Water					
Utilities:						
	Room	Information				

<u>Room</u> 2pc Bathroom Bedroom - Primary Kitchen 4pc Bathroom Bedroom Furnace/Utility Room	<u>Level</u> Main Main Basement Basement Basement	Dimensions 3`4" x 7`7" 11`8" x 11`11" 11`8" x 13`8" 8`3" x 4`11" 8`10" x 12`0" 5`8" x 7`0"	Room 4pc Ensuite bath Dining Room Living Room Bedroom Game Room Legal/Tax/Financial	<u>Level</u> Main Main Main Basement Basement	Dimensions 7`9" x 8`2" 8`3" x 12`10" 15`4" x 10`11" 10`7" x 14`5" 18`5" x 23`3"	
 Title:		Zoning:				
Fee Simple		NC				
Legal Desc:	2211421		Remarks			
Pub Rmks: Inclusions: Property Listed By:	OPEN HOUSE SATURDAY, FEBRUARY 1st Noon-2:00pm Welcome Home to this beautiful EXECUTIVE BUNGALOW-END UNIT - with NO CONDO FEES! This stunning Partner's Development built bungalow offers over 1950 sqft of professionally designed living space, with comfort, style, and quality craftmanship throughout. The open-concept layout with soaring vaulted ceilings and cozy fireplace creates a bright, airy atmosphere, ideal for both relaxation and entertaining. At the heart of the home is a gorgeous high-end kitchen that's a chef's dream. Featuring ample storage, quartz countertops and a large island with seating, it's perfect for preparing meals or hosting friends and family. Premium finishes include custom shelving, a sleek backsplash, stunning cabinetry, and upgraded black fixtures. On the main floor, the primary bedroom provides a peaceful retreat, complete with a 4-piece ensuite featuring a dual vanity, a large walk-in closet, and ample space for your personal touches. A convenient main-floor laundry and powder room are also located nearby. The basement includes an expansive rec/family room - ideal for movie nights or game days - plus two additional bedrooms and a full bath, making it perfect for guests. Outside, the fully landscaped yard offers a peaceful haven, complete with room for a BBQ and seating area, perfect for summer relaxation. This home comes fully equipped with triple-pane windows, tankless water heater and an energy-efficient boiler/hot water fed furnace, offering both convenience and sustainability. Achieving the coveted Built Green-Gold rating, it's as eco- conscious as it is stunning. Call your favourite Realtor to set up a showing. n/a Royal LePage Benchmark					

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

