



THE
A-TEAM

**RE/MAX
FIRST**

13 LARKSPUR Bend, Okotoks T1S 3K7

MLS®#: **A2185518**

Area: **D'arcy Ranch**

Listing Date: **01/07/25**

List Price: **\$636,900**

Status: **Active**

County: **Foothills County**

Change: **-\$3k, 01-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,807 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,014**
Low Sqft:
Ttl Sqft: **1,014**

DOM

25
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,City Lot,Front Yard,Low Maintenance Landscape,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

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 Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3'4" x 7'7"
Bedroom - Primary	Main	11'8" x 11'11"
Kitchen	Main	11'8" x 13'8"
4pc Bathroom	Basement	8'3" x 4'11"
Bedroom	Basement	8'10" x 12'0"
Furnace/Utility Room	Basement	5'8" x 7'0"

Room	Level	Dimensions
4pc Ensuite bath	Main	7'9" x 8'2"
Dining Room	Main	8'3" x 12'10"
Living Room	Main	15'4" x 10'11"
Bedroom	Basement	10'7" x 14'5"
Game Room	Basement	18'5" x 23'3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2211421**

Zoning: **NC**

Remarks

Pub Rmks: **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 craftsmanship 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.**

Inclusions: **n/a**
 Property Listed By: **Royal LePage Benchmark**

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









