# \$539,900 - 43 Larkspur Bend, Okotoks

MLS® #A2223467

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,339 sqft Residential on 0.03 Acres

D'arcy Ranch, Okotoks, Alberta

Step into modern living with this stunning,2024-built townhome, offering over 1,300 sq ft of stylish, well-designed space and best of all… NO CONDO FEES! Perfectly located directly across from a future park and lush greenspace, this home combines everyday convenience with natural beauty right at your doorstep.

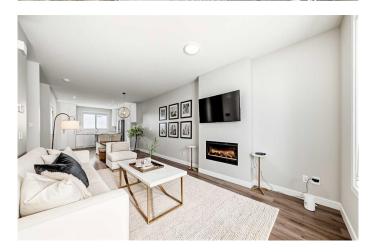
Inside, you'II be welcomed by a bright, open-concept layout that's truly move-in ready. The spacious living room is warm and inviting, centered around a cozy fireplaceâ€"ideal for relaxing nights or entertaining guests. The sleek kitchen is a dream for any home chef, featuring stainless steel appliances, quartz countertops, abundant cabinetry, and a large central island with breakfast bar seating. A charming dining nook and a chic 2-piece powder room complete the main floor.

Upstairs, unwind in the private primary suite, complete with a walk-in closet and a full ensuite bath. Two additional bedrooms, a 4-piece main bathroom, and a convenient upper-floor laundry area offer smart functionality for families or guests.

The framed basement is a blank canvas, ready for your personal touchâ€"whether it's a home gym, media room, or fourth bedroom, the possibilities are endless.







Outside, enjoy a fully fenced backyardâ€"perfect for summer BBQs, kids, pets, or quiet evenings under the stars. A double detached garage at the rear of the property adds secure parking and extra storage.

Situated in the highly desirable community of D'Arcy Ranch, this home is close to scenic walking paths, future school sites, a nearby golf course, and offers quick access to both downtown Okotoks and Calgary.

Modern style, unbeatable location, and no condo feesâ€"this exceptional home truly checks all the boxes

Built in 2024

#### **Essential Information**

MLS® # A2223467 Price \$539,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,339 Acres 0.03 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 43 Larkspur Bend

Subdivision D'arcy Ranch

City Okotoks

County Foothills County

Province Alberta

Postal Code T1S5V6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz

Counters, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating High Efficiency, Natural Gas, Boiler

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Private, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 27
Zoning NC

# **Listing Details**

Listing Office CIR Realty

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