

\$824,850 - 43 Birch Row, Okotoks

MLS® #A2256731

\$824,850

4 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.11 Acres

D'arcy Ranch, Okotoks, Alberta

Step into the Pierce – a perfect blend of comfort, style, and smart design. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Set on a walkout lot with a sunny south-facing backyard, the Pierce features an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, and a walk-through pantry. A rear deck with BBQ gas line rough-in extends your living space outdoors. Inside, enjoy the convenience of a main floor flex room with double French doors and a mudroom with bench, coat hooks, and cubbies. The great room offers an electric fireplace with floating shelves, while PG railing with iron spindles and LVP flooring through the main floor add upscale touches. A vaulted ceiling enhances the bonus room, and many windows fill the home with natural light. The 5-piece ensuite impresses with a tiled shower, soaker tub and tile flooring. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this



home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2256731
Price	\$824,850
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Birch Row
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2T4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
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Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	49
Zoning	TBD

Listing Details

Listing Office	Bode Platform Inc.
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