

5 Larkspur Bend Okotoks, Alberta

MLS # A2286246



\$615,000

Division:	D'arcy Ranch		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: NA

****OPEN HOUSE, Sun. Feb 22, 1-3pm**** Immaculate and beautifully upgraded, this fully finished home feels good as new offering nearly 2000 sq. ft. of thoughtfully designed living space. This north end address is ideal for commuters and located off any major roads. Enjoy the ease of a low maintenance lifestyle without compromising on space or style. The front entry welcomes you into an open concept main floor that feels even larger than the square footage suggests. Large windows flood the home with natural light, while durable vinyl plank flooring adds both warmth and function. The upgraded fireplace creates a cozy focal point with brick surround and mantle. The kitchen is both stylish and practical, featuring stainless steel appliances, ample cabinetry, and quartz countertops with a large island. Added nook cabinetry provides the perfect opportunity for a coffee bar, wine station, and additional storage. Just off the main living area, the sunny south facing yard offers just the right amount of outdoor space. Complete with fencing, patio area, and a concrete pad ready for a hot tub, it delivers that sought after low maintenance convenience. Upstairs, you’ll find a desirable double primary bedroom layout along with the convenience of upper level laundry. Both bedrooms are generously sized and include large walk in closets and ensuites. The fully finished lower level expands your living options with an additional family room, a third bedroom, and another full bathroom, perfect for teens, visitors, or a home office setup. The double detached heated garage is fully insulated, drywalled, painted, and finished with epoxy floors. Additional upgrades include tankless hot water, air conditioning, a water softener, hot tub (negotiable). This home is truly move in ready with all the extras already in place. Move in and do nothing! No condo fees and lower

monthly bills make this an exceptional opportunity for affordable, stylish living.