



**2 Birch Glen  
Okotoks, Alberta**

**MLS # A2318216**



**\$650,000**

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 2 Birch Glen, located in the sought after community of D'Arcy Ranch one of Okotoks' fastest growing neighborhoods. Built in 2022, this home offers the perfect combination of modern finishes, thoughtful upgrades, and an unbeatable location. Just steps away from the new Good Shepherd K-6 School currently under construction, minutes from D'Arcy Ranch Golf Club, and close to the area's newest shopping and amenities, you'll love the convenience this location provides. From the moment you walk in, you will appreciate the High ceilings, Vinyl plank flooring throughout and open entertainment space from the living room to the kitchen. Upstairs, you'll find three spacious bedrooms, two full bathrooms, and a versatile den area. Whether you're working from home, need a homework station, or want a dedicated play space for the kids, this flexible bonus area adapts to your family's needs. The primary suite offers a comfortable retreat at the end of the day, while the additional bedrooms provide plenty of room for family or guests. Comfort was clearly a priority when this home was built. Stay cool during the summer months with central air conditioning and enjoy the convenience of a heated garage complete with durable epoxy flooring. Outside, the backyard has been finished with enjoyment in mind. The stamped concrete patio creates an inviting space for summer BBQs and evening relaxation, while the low-maintenance vinyl fencing adds privacy and peace of mind. If you've been looking for a move-in ready home in a family friendly community, you'll want to see this one for yourself. Book your showing now!