



GRASSROOTS
REALTY GROUP

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47 Sweetgrass Circle
Okotoks, Alberta

MLS # A2340656



\$815,484

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Track Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Brenton by Sterling Homes Calgary this stunning 2025 home showcasing thoughtful upgrades, designer finishes, and exceptional functionality throughout. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The kitchen is beautifully appointed with stainless steel appliances, chimney hoodfan, gas range, built-in microwave, waste bin pullout, and a walk-in butler's pantry complete with cabinetry and MDF shelving. The main floor offers a versatile flex room with French doors, a functional mudroom with open bench, cubbies, and coat rack, and a stylish electric fireplace framed by paint grade floating shelves. Upstairs, enjoy a bonus room with tray ceiling and a luxurious primary retreat featuring wall detail and a spa-inspired 5-piece ensuite with soaker tub, fully tiled shower with bench and glass barn door, and a bank of drawers. The main bath includes dual sinks, while tile flooring extends throughout the upper bathrooms. Additional highlights include an oversized garage, paint grade railing with iron spindles, triple pane windows, extra windows for abundant natural light, and a rear deck with glass railing and BBQ gas line rough-in—perfect for entertaining and everyday living. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring 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.