



GRASSROOTS
REALTY GROUP

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**88 Birch Glen
Okotoks, Alberta**

MLS # A2342682



\$649,900

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully upgraded, nearly new home situated on a desirable corner lot in the sought-after community of D'Arcy Ranch. Based on Trico Homes' popular Bellview floorplan, this thoughtfully designed home offers a bright, functional layout with plenty of space for everyday living and entertaining. The main floor features 9' ceilings, stylish vinyl plank flooring and an open-concept design filled with natural light. The inviting living room is centered around a cozy fireplace with tile surround, while the upgraded kitchen offers 42" upper cabinets, a generous 9' island, chimney-style hood fan, beautiful backsplash and an upgraded appliance package. An extended front verandah and large windows add to the home's welcoming curb appeal. Upstairs you'll find three bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite featuring a tiled shower, upgraded glass doors and quartz countertop. Two additional bedrooms, a full bathroom and convenient upper-floor laundry complete this level. The recently finished basement adds even more living space and flexibility to the home. With 9' ceilings and large windows, the lower level feels bright and inviting and includes an additional family/living area, a potential fourth bedroom, and another full bathroom. A separate side entrance provides direct access to the basement, creating plenty of possibilities for extended family, guests, a home office or additional living space. Outside, the property is now complete with a double detached garage that has been insulated and drywalled providing excellent parking, storage and year-round functionality. Located in the growing community of D'Arcy, you'll enjoy nearby parks, pathways, ponds and beautiful views, along with convenient access to schools, golf,

shopping and everyday amenities. With extensive upgrades, a fully developed basement, finished double garage and desirable corner-lot location, this move-in-ready home offers fantastic value in one of Okotoks’s popular newer communities.