



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Sweetgrass Circle
Okotoks, Alberta

MLS # A2344400



\$636,818

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,864 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 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:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This stunning duplex home backing onto a greenspace pathway with added windows, 9' basement ceilings, and a lengthened garage. The bright main floor offers LVP, quartz countertops with undermount sinks, a rounded arch to the mudroom, paint-grade railing with iron spindles, and an electric fireplace with paint feature for cozy nights in. The kitchen is designed for busy families and easy entertaining with stainless steel appliances, chimney hood fan, built-in microwave, waste pullout bin, and walk-through pantry. Upstairs, the bonus room features a vaulted ceiling and is perfect for movies, play, or relaxing. The 5-piece ensuite features a soaker tub, tiled shower, vanity drawers, tile flooring, and black plumbing hardware. Enjoy the rear vinyl deck with glass railing, privacy wall, and BBQ gas line. 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.