



GRASSROOTS
REALTY GROUP

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49 Sweetgrass Circle
Okotoks, Alberta

MLS # A2348187



\$810,003

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
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:	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 home was thoughtfully designed for comfort, style, and busy family living. Enjoy an oversized garage, 9' basement ceiling, added windows, LVP through the main and upper common areas, plus a rear deck with glass railing and BBQ gas line for effortless outdoor gatherings. The main floor flex room with barn doors is perfect for an office, playroom, or homework zone. Gather by the electric fireplace with paint-grade shelves and maple mantle, or relax in the bonus room with a vaulted ceiling. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, island pendants, pull-out waste bin, and walk-in pantry. The 5-piece ensuite offers a soaker tub, fully tiled shower with bench, glass shelves and swing door, plus vanity drawers. Main bath includes dual sinks; laundry has quartz counter. 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. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of 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.