



# 73 Birch Glen Okotoks Alberta

\$879,900

\*Open House Cancelled\* Here is an amazing opportunity to own a home in one of Okotoks' best up-and-coming communities, D'Arcy Ranch. This property features a south-facing backyard that backs onto a stunning pond with mountain views. The tranquility of having no neighbors behind you is sure to impress. This beautiful Pacesetter home boasts 3,500 sqft of total living space in an amazing two-story design with a fully developed walk-out basement. As you enter the home, you are greeted by tasteful shiplap detailing throughout the foyer, which leads you past a large private home office with built-in desks. Gorgeous hardwood floors flow into the large, open-concept main floor that offers a beautiful white kitchen with a high-end stainless steel appliance package, featuring a chef's dream gas cooktop and smart fridge. The large living room invites you into the home with a warm, floor-to-ceiling fireplace, and it leads to the dining room and onto the oversized deck, which overlooks the pristine views. Finish off the tour of the main floor by exploring the butler's pantry with a built-in coffee station and into the large mudroom that enters into the spacious attached garage, which has been heated! The upper floor of the home offers a 4-bedroom layout plus a large bonus room, separate laundry, and two 5-piece bathrooms--one off the master retreat with pond views, and the other off of the 3 large bedrooms, perfect for a growing family. The basement has recently been completed with a 5th bedroom, a 3-piece bathroom, and a HUGE rec room space that is great for entertaining with direct access to the south-facing backyard. This home will surely impress at every level! (id:6769)

3pc Bathroom 5.00 Ft x 9.25 Ft

Recreational, Games room 25.67 Ft x 23.75 Ft

Bedroom 10.50 Ft x 12.92 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Foyer 8.83 Ft x 8.33 Ft

Living room 14.58 Ft x 14.75 Ft

Office 10.83 Ft x 8.83 Ft

Dining room 12.42 Ft x 11.08 Ft

5pc Bathroom 12.08 Ft x 12.17 Ft

Bedroom 9.92 Ft x 13.50 Ft

Bonus Room 14.67 Ft x 14.67 Ft

Primary Bedroom 14.50 Ft x 15.08 Ft

5pc Bathroom 11.83 Ft x 7.50 Ft

Bedroom 9.83 Ft x 12.67 Ft

Bedroom 11.92 Ft x 9.50 Ft

Laundry room 6.33 Ft x 5.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 17.00 Ft x 12.67 Ft

Other 12.08 Ft x 6.33 Ft

Other 6.75 Ft x 8.42 Ft