



# 36 Wintergreen Bend Okotoks Alberta

\$908,000

Welcome to luxury in this beautifully designed Trico Westwood model home, offering the highly sought after convenience of a main floor primary suite, presenting the functionality of a bungalow with the added bonus of upper level living. As you step inside, immediately you notice the bright and welcoming main floor, featuring an open, thoughtfully designed layout. With 4 additional windows added to the south wall, there's a ton of natural light, and all are equipped with electric & solar powered blinds on its own wifi system. Then there is the kitchen, a true show piece, complete with ample cabinetry, upgraded Bosch appliances, an Italian gas stove by Fulgor and a pantry for extra storage. Convenient main floor laundry, a 2 piece powder room, and easy access to the double attached garage enhance the home's practical design. The standout feature is the main floor primary bedroom retreat, offering privacy and comfort with a walk in closet and a luxurious 5 piece ensuite. Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a versatile family room. And the bonus: a balcony to show off the stunning Rocky Mountain views with a fun vantage point overlooking the D'Arcy Golf Course 2nd tee box. The fully developed basement expands your living space even further, featuring a massive rec room with multiple functions, two additional bedrooms, a full bathroom, and plenty of storage. And with 9 foot ceilings and larger windows, this basement feels like anything but a basement. Outside, there have been many added upgrades to the home exterior as well as a widened front driveway, additional rear gravel parking pad, a concrete outdoor area with gazebo and gas hook ups not only for your BBQ by the home, but also for a fire table under the gazebo. Situated in the quiet, family friendly neighbourhood of D'Arcy, close to parks, pathways, the golf course an...

5pc Bathroom 8.25 Ft x 13.33 Ft  
 Bedroom 10.92 Ft x 12.17 Ft  
 Bedroom 10.42 Ft x 12.67 Ft  
 Family room 15.58 Ft x 16.08 Ft  
 4pc Bathroom 8.08 Ft x 6.42 Ft  
 Bedroom 9.75 Ft x 10.75 Ft

2pc Bathroom 5.08 Ft x 6.17 Ft  
 5pc Bathroom 9.92 Ft x 11.92 Ft  
 Dining room 17.67 Ft x 11.50 Ft  
 Foyer 7.67 Ft x 6.17 Ft  
 Kitchen 13.25 Ft x 12.25 Ft  
 Living room 13.00 Ft x 10.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 9.83 Ft x 10.92 Ft

Recreational, Games room 25.42 Ft x 36.67 Ft

Furnace 10.00 Ft x 18.58 Ft

Other 7.42 Ft x 9.33 Ft

Primary Bedroom 12.00 Ft x 14.50 Ft

Other 8.58 Ft x 8.00 Ft