



## 38 Birch Glen Okotoks Alberta

\$650,000

Welcome to this beautifully designed and modern air conditioned bungalow with thoughtful features for comfortable living. Home has been immaculately maintained and superbly landscaped creating an inviting curb appeal. Spacious entryway welcomes you with warm tones, 9 ft ceilings and vinyl plank flooring throughout most of the home for a seamless and contemporary look. Entering the great room you will notice the focal point which is a stunning marble feature wall with an electric fireplace, perfect for cozy relaxation or entertaining guests. Stylish kitchen boasts espresso cabinetry, a huge island, and quartz countertops making it a centerpiece for cooking and gathering. The open-concept layout enhances the sense of space and flow. A generously sized primary bedroom with a luxury spa-like ensuite, adds a retreat-like quality to the home. The unique walk-through closet conveniently connects to the laundry room. An open stairwell leads to the professionally developed lower level that includes two bedrooms, a full bathroom, and a spacious rec room. The rec room mirrors the upstairs design with another marble feature wall and electric fireplace, extending the cozy and elegant atmosphere. Rich green grass area in the front wonderfully maintained by the owner helps to create the inviting curb appeal of the home. Home has been fenced and an impressive stamped concrete patio has been added to the rear of the home ideal for all your outside gatherings. A concrete garage pad 18 x 22 has been added as well as space for an extra vehicle. Home is wired for Shaw and Telus, it is also plumbed and wired for a wet bar. Included you will find a ring security system with window and door motion sensors. This wonderful home with over 1800 sq. ft. of developed space is sure to please. More photos to come on Monday. (id:6769)

4pc Bathroom .00 M x .00 M

Bedroom 2.90 M x 3.05 M

Bedroom 3.61 M x 3.53 M

Recreational, Games room 5.44 M x 4.42 M

Great room 3.96 M x 4.27 M

Kitchen 3.05 M x 3.96 M

Dining room 3.10 M x 3.56 M

Primary Bedroom 3.96 M x 3.66 M

4pc Bathroom .00 M x .00 M

2pc Bathroom .00 M x .00 M

Listing Presented By:



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