

41 Birch Row Okotoks Alberta

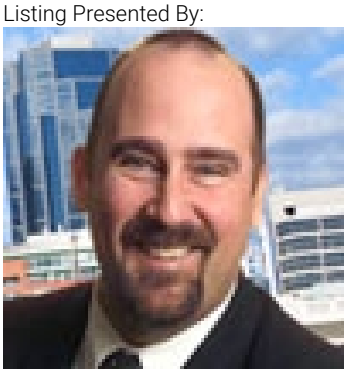
$739,900

Welcome to 41 Birch Row in D'Arcy Ranch, Okotoks. Currently under construction, this brand new Anthem Homes property offers 2083 sq. ft. of modern living with beautiful mountain views. Featuring 3 upper-level bedrooms, a double attached garage, an open floor plan, high ceilings, and triple-pane windows, this home is designed for comfort and functionality. The kitchen boasts quartz countertops, a central island, and a pantry, while the upper level offers convenient laundry and a double vanity. Enjoy a deep lot with a rough-in gas line to the deck and an additional gas line in the kitchen. D'Arcy Ranch offers an iconic 18-hole public golf course with mountain views, multiple playgrounds, a central storm pond, greenspaces, an outdoor fitness park, and a seasonal winter skating rink. Nearly 100 km of interconnected walking, hiking, and biking pathways link to the broader Okotoks trail system and Safe Route Network. Explore nearby natural landmarks, including the Sheep River and historic Big Rock, with convenient shopping close by. Future public and Catholic K-9 school options are planned within the community, connected by safe pedestrian pathways. Located in northern Okotoks, enjoy an approximately 15 minute drive to south Calgary via Macleod Trail or Deerfoot Trail. Make this home your own and enjoy everything D'Arcy Ranch has to offer. | Winter 2026 Completion. (id:6769)

Recreational, Games room 34.33 Ft x 23.75 Ft
Furnace 9.58 Ft x 9.33 Ft
Kitchen 15.00 Ft x 9.33 Ft
Dining room 12.50 Ft x 10.00 Ft
Living room 15.25 Ft x 12.50 Ft
Office 9.42 Ft x 9.33 Ft
Foyer 9.83 Ft x 5.58 Ft
Other 6.00 Ft x 5.50 Ft
Other 12.50 Ft x 10.00 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft
Bonus Room 12.58 Ft x 12.42 Ft
Laundry room 7.92 Ft x 5.17 Ft
Primary Bedroom 14.08 Ft x 12.08 Ft
Bedroom 11.33 Ft x 9.25 Ft
Bedroom 10.83 Ft x 9.25 Ft
5pc Bathroom 10.25 Ft x 8.25 Ft
4pc Bathroom 8.83 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:
Town Residential

https://hudsonrealestate.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca