

# \$574,900 - 43 Larkspur Bend, Okotoks

MLS® #A2207940

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.03 Acres

D'arcy Ranch, Okotoks, Alberta

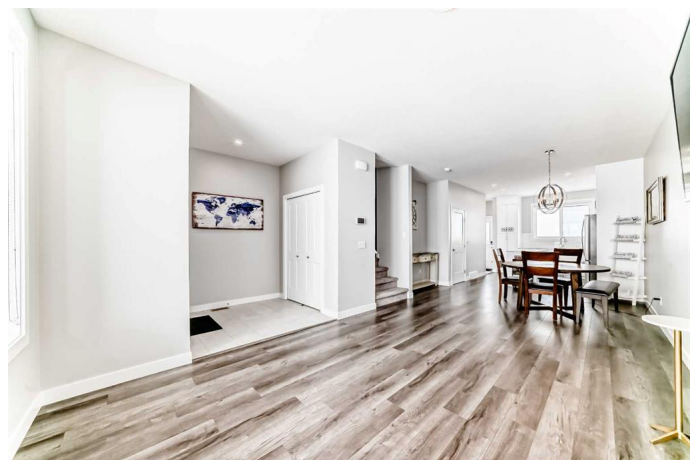
Welcome to this stunning 2024-built townhome offering over 1,300 sq ft of thoughtfully designed living space—perfectly positioned across from a beautiful park and greenspace—and best of all, NO CONDO FEES!

Step inside to a bright and modern open-concept layout that's completely move-in ready. The spacious living room is anchored by a cozy fireplace, creating the perfect space to relax or entertain. The kitchen is a chef's delight, featuring sleek stainless steel appliances, quartz countertops, ample cabinetry, and a central island with a breakfast bar. A cozy dining nook and a stylish 2-piece powder room add to the main floor's functionality and charm.

Upstairs, the primary bedroom offers a private retreat with a walk-in closet and a full ensuite. Two additional bedrooms, a 4-piece main bath, and an upper-floor laundry area provide comfort and convenience for everyday living.

Downstairs, the framed basement offers an exciting opportunity to customize the space to suit your needs—whether that's a home gym, extra bedroom, or rec room.

Step outside into your fully fenced backyard, —ideal for summer gatherings or quiet evenings under the stars. At the rear of the property, you'll find a double detached



garage, offering secure parking and extra storage space.

Located in the highly sought-after community of Dâ€™Arcy Ranch, you’ll enjoy proximity to future school sites, scenic walking paths, a nearby golf course, and easy access to both downtown Okotoks and Calgary.

This exceptional home truly has it all—style, space, and location. Don’t miss your chance to make it yours. Book your private showing today!

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207940      |
| Price          | \$574,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,339         |
| Acres          | 0.03          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 43 Larkspur Bend |
| Subdivision | D'arcy Ranch     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S5V6           |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Detached, Garage Faces Rear, On Street |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer                                                        |
| Heating           | Boiler, Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Electric                                                                                                                |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | NC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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