



**GRASSROOTS**  
REALTY GROUP

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21 Snowberry Lane  
Okotoks, Alberta

MLS # A2230981



**\$814,900**

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Designed for the rhythm of everyday life, this 3-bed, 2.5-bath home in the golf-side community of D'Arcy offers 2,269 sq.ft. of well-balanced living space. The main floor showcases a bright, open layout with a spacious dining area and a great room centered around a sleek fireplace, perfect for gatherings and day-to-day living. The kitchen is equipped with modern appliances, quartz countertops, and upgraded cabinetry that blends style with function. A main floor flex room adds versatility, whether you need a home office, playroom, or quiet spot to recharge. Upstairs, the central bonus room provides a natural spot to relax, separating the two secondary bedrooms from the spacious primary suite. The ensuite features a fully tiled walk-in shower with a built-in niche, dual sinks, and a generous walk-in closet. A full bathroom, upper-floor laundry, and well-placed windows complete the layout. Enjoy a west-facing backyard with evening sun plus the practicality of a double attached garage. Just one block from D'Arcy Ranch Golf Club and close to playgrounds, schools, and scenic walking paths with mountain views, this Anthem Properties home delivers the space and comfort your family needs, backed by a full builder warranty for added peace of mind. (Rendering and photos are representative)