



**GRASSROOTS**  
REALTY GROUP

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**22 Wintergreen Bend  
Okotoks, Alberta**

**MLS # A2232915**



**\$789,900**

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,378 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in a quiet, family-friendly community, this stunning home at 22 Wintergreen Bend offers the ideal combination of serene living and everyday convenience. Surrounded by picturesque walking paths with beautiful mountain views, and just minutes from shopping, a premier golf course, and essential amenities, this location truly has it all. Step inside and be captivated by the gourmet kitchen, featuring built-in appliances, sleek quartz countertops, and plenty of space for culinary creativity. The kitchen seamlessly opens to a bright nook and expansive great room, which leads out to a large deck—perfect for entertaining guests or enjoying tranquil evenings outdoors. Upstairs, you'll find a spacious bonus room with a vaulted ceiling, offering a versatile space for a home theatre, playroom, or additional living area. Two generously sized secondary bedrooms each include walk-in closets, while the luxurious owner's bedroom boasts a spa-inspired 5-piece ensuite, creating a true retreat. Whether you're hosting a gathering or seeking a peaceful haven for your family, this home delivers comfort and sophistication at every turn. Photos are representative.