



GRASSROOTS
REALTY GROUP

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70 Larkspur Bend
Okotoks, Alberta

MLS # A2232952



\$799,000

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,395 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Trico Homes, the heart of home building. Welcome to 70 Larkspur Bend, nestled in the vibrant and scenic community of D'Arcy. Enjoy mountain views, extensive walking paths, nearby shopping, and an exceptional golf course just minutes from your door. This beautifully designed home backs onto a spacious green space, offering a private and serene backyard—ideal for entertaining family and friends. Inside, you'll find a gourmet kitchen featuring built-in appliances and elegant quartz countertops throughout. The upper level boasts a spacious bonus room with vaulted ceilings, two generously sized bedrooms with walk-in closets, and a luxurious primary bedroom complete with a 5-piece ensuite. This home offers the perfect blend of style, comfort, and location. Photos are representative.