



GRASSROOTS
REALTY GROUP

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**44 Birch Glen
Okotoks, Alberta**

MLS # A2244999



\$680,000

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Pergola on Deck, Fire Pit in backyard, Hanging Lights in backyard, Ring Doorbell camera and camera on front porch

The home you have been waiting for! On a large corner lot with partial views of the pond across the street this property has everything you need. Darling front porch invites you to sit and watch the sunrise while sipping on a hot beverage. Doorbell cam and Porch camera are included. Front entry with a front closet welcomes you into this modern home that is open concept and wrapped in windows making it feel spacious and bright. Front living room has a cozy gas fire place & a wall of windows. Dining area between kitchen and living space easily fits a large table and hutch. Chefs kitchen with two tone cabinets, stainless steel whirlpool appliances, granite counter tops, eat up bar, pantry, gas cook-top, built in oven and microwave. The owners upgraded their kitchen choosing the "executive package" when they built. A large window above the sink brings tranquility with nobody looking in, but you can see into your beautiful sunny yard while the kids play or guests relax. Vinyl flooring through out main area and a 2 pc bath tucked away by the back door with a second closet. Upstairs has a bonus room and convenient upper laundry with shelving for extra storage. 3 Bedrooms total with the primary being at the back. Master bedroom fits a king size bed comfortably and has a spa like 5 pc ensuite with a walk in closet. Privacy and serenity was intentional when designing these rooms. Shared 4 pc bath with a tub and shower combo sit between the other two bedrooms. Basement is unfinished but a second window was added for future bedrooms or a brighter rec room, there is also a rough in for a bathroom and wet bar. Backyard has been beautifully landscaped with a treated wood fence, two tier deck with pergola, firepit area and a grass area for kids to play or the avid gardener. An OVERSIZED 24'X24' garage is insulated with plywood a built in work bench and storage. RV PARKING

or parking for a 3rd vehicle or toys (boat, etc) beside the garage. You can move the gate back if you want it more secure. This incredible property has been very well maintained and was freshly painted July 2025. It still feels brand new!