



GRASSROOTS
REALTY GROUP

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**76 Larkspur Bend
Okotoks, Alberta**

MLS # A2276714



\$924,900

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Suite: Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, all window coverings.

Welcome to this exceptional home built in 2024 and gently lived in for just over one year, offering a truly better than new experience. Backing onto green space with no back neighbours, this property combines thoughtful design and modern comfort. As you enter, you are welcomed by a large foyer featuring a custom crafted locker system that sets the tone for the quality throughout. A private den offers the perfect space for a home office or quiet retreat. Luxury vinyl plank flooring flows seamlessly throughout the entire home. The kitchen is a showstopper with a massive island, gas stovetop, wall oven and an impressive walk-in pantry that provides exceptional storage. The dining area is perfectly positioned to enjoy beautiful views of the recently landscaped and fenced west facing backyard. The living room is warm and inviting with a cozy fireplace and large windows that frame more peaceful green space views. Upstairs, the generous primary bedroom features a fabulous walk-in closet and a beautiful ensuite. The central bonus room is an ideal space for kids to relax or gather. Two additional well sized bedrooms with large closets share a five-piece bathroom, making busy mornings easy. A convenient upper floor laundry room completes this level. The 917 square foot legal basement suite with a separate entrance offers incredible flexibility. It is ideal for older children, extended family or as a smart option for rental income. Do not miss the oversized 23' x 24' heated garage, complete with epoxy floors including the stairs, fully insulated, drywalled and painted, with slat walls, cabinets and additional storage. The yard is finished with stunning fencing, irrigation and low maintenance landscaping. You will also appreciate the air conditioning in the warmer months. This move in ready home offers easy access in and out of the community and is just steps from

walking paths, schools, shopping and restaurants. A rare opportunity to own a meticulously finished home that truly stands out. This could also be a turnkey investment. Please note some photos are virtually staged.