



**36 Wintergreen Bend
Okotoks, Alberta**

MLS # A2287114



\$899,000

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Backyard gazebo		

Welcome to luxury in this beautifully designed Trico Westwood model home, offering the highly sought after convenience of a main floor primary suite, presenting the functionality of a bungalow with the added bonus of upper level living. As you step inside, immediately you notice the bright and welcoming main floor, featuring an open, thoughtfully designed layout. With 4 additional windows added to the south wall, there's a ton of natural light, and all are equipped with electric & solar powered blinds on its own wifi system. Then there is the kitchen, a true show piece, complete with ample cabinetry, upgraded Bosch appliances, an Italian gas stove by Fulgor and a pantry for extra storage. Convenient main floor laundry, a 2 piece powder room, and easy access to the double attached garage enhance the home's practical design. The standout feature is the main floor primary bedroom retreat, offering privacy and comfort with a walk in closet and a luxurious 5 piece ensuite. Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a versatile family room. And the bonus: a balcony to show off the stunning Rocky Mountain views with a fun vantage point overlooking the D'arcy Golf Course 2nd tee box. The fully developed basement expands your living space even further, featuring a massive rec room with multiple functions, two additional bedrooms, a full bathroom, and plenty of storage. And with 9 foot ceilings and larger windows, this basement feels like anything but a basement. Outside, there have been many added upgrades to the home exterior as well as a widened front driveway, additional rear gravel parking pad, a concrete outdoor area with gazebo and gas hook ups not only for your BBQ by the home, but also for a fire table under the gazebo.

Situated in the quiet, family friendly neighbourhood of D’Arcy, close to parks, pathways, the golf course and amenities, this home offers the perfect blend of comfort, functionality, and community living. A rare opportunity to own a move-in ready, highly upgraded home in one of Okotoks’ most desirable neighbourhoods. Contact your favourite realtor to book a showing today!