



**5 Birch Glen  
Okotoks, Alberta**

**MLS # A2299490**



**\$879,000**

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to #5 Birch Glen. In the heart of the new D'Arcy Ranch community on the North side of Okotoks this area is really taking shape and looks to become one of the most popular new communities in Okotoks. With access to shopping within walking distance and parks and playgrounds throughout, as well as the new Ecole Good Shepherd elementary school being constructed mere seconds away making the convenience of this home hard to beat. The famous D'Arcy Ranch Golf Club is also within walking distance to this home. With only being a couple years old this home is absolutely better than new condition including a fully landscaped yard featuring a really large over engineered deck space that can withstand as many friends as you can put on it. Also including a full misting system for those scorching afternoons, as well as a fully built in retractable television that extends with the push of a button for enjoying your movie nights in the outdoors. They really did think of it all when designing this space. Inside the home you will notice the high end appliances, large island with quartz countertops, full height cabinets and a really cool custom butlers pantry. Open to above ceilings add that touch of class and natural light with large windows complete with high end remote controlled window coverings. Upstairs you find 3 generous bedrooms with a large bonus room as well as a full laundry space conveniently located where the laundry is. The lower level is unfinished however features an excellent layout for development with large windows and full separate entrance making the option to add a "Nanny" suite (subject to approval by the town) which has become quite popular in recent years. Homes in this condition rarely come to market and when they do they certainly don't last very long. Take a look at these pictures and get in touch with your Realtor because this is

something you likely don't want to miss out on.