



**62 Larkspur Bend  
Okotoks, Alberta**

**MLS # A2121757**



**\$799,000**

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2024 (0 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>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Encore by Trico Homes a 3 bed 2.5 bath two story home with a double attached garage, where luxury meets convenience in a stunning setting. This home boasts a breathtaking open-to-below concept over the great room, offering scenic views and direct access to rear pathways through the adjacent greenspace. Enjoy the convenience of nearby amenities, including grocery stores, pharmacies, and salons, all within walking distance. Large upgraded windows flood the home with natural light, while the living room is enhanced by a cozy fireplace, perfect for chilly evenings. Upstairs, discover a bonus room, ideal for additional living or entertainment space, and a convenient laundry room. The spacious kitchen features both a walk-in pantry and a butler pantry with a washing sink. Experience the epitome of modern living in this exceptional residence. Welcome home.