

# \$574,900 - 43 Larkspur Bend, Okotoks

MLS® #A2207940

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft  
Residential on 0.03 Acres

D'arcy Ranch, Okotoks, Alberta

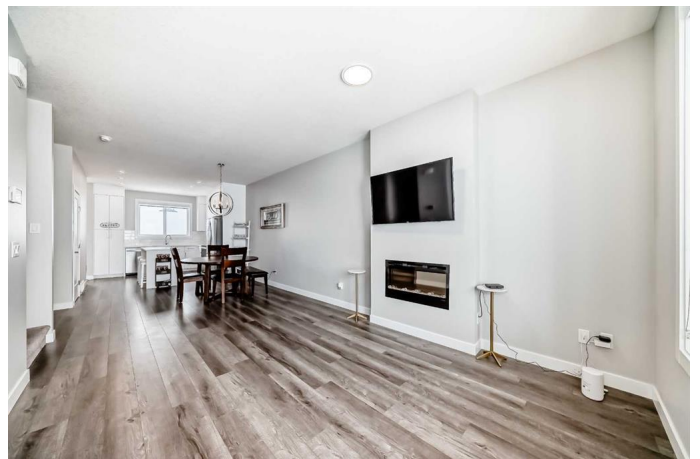
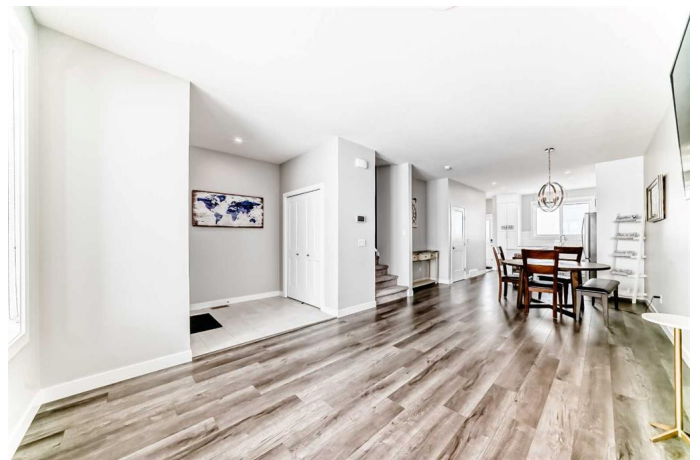
Welcome to this stunning 2024-built townhome offering over 1,300 sq ft of thoughtfully designed living space—perfectly positioned across from a beautiful park and greenspace—and best of all, NO CONDO FEES!

Step inside to a bright and modern open-concept layout that's completely move-in ready. The spacious living room is anchored by a cozy fireplace, creating the perfect space to relax or entertain. The kitchen is a chef's delight, featuring sleek stainless steel appliances, quartz countertops, ample cabinetry, and a central island with a breakfast bar. A cozy dining nook and a stylish 2-piece powder room add to the main floor's functionality and charm.

Upstairs, the primary bedroom offers a private retreat with a walk-in closet and a full ensuite. Two additional bedrooms, a 4-piece main bath, and an upper-floor laundry area provide comfort and convenience for everyday living.

Downstairs, the framed basement offers an exciting opportunity to customize the space to suit your needs—whether that's a home gym, extra bedroom, or rec room.

Step outside into your fully fenced backyard, —ideal for summer gatherings or quiet evenings under the stars. At the rear of the property, you'll find a double detached



garage, offering secure parking and extra storage space.

Located in the highly sought-after community of D'Arcy Ranch, you'll enjoy proximity to future school sites, scenic walking paths, a nearby golf course, and easy access to both downtown Okotoks and Calgary.

This exceptional home truly has it all—style, space, and location. Don't miss your chance to make it yours. Book your private showing today!

Built in 2024

### Essential Information

MLS® #	A2207940
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	43 Larkspur Bend
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5V6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	10
Zoning	NC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.