

\$624,900 - 32 Birch Glen, Okotoks

MLS® #A2201752

\$624,900

3 Bedroom, 3.00 Bathroom, 1,731 sqft
Residential on 0.09 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to a home where comfort meets convenience and a space designed for both relaxation and entertaining. Built in 2021, this better-than-new two-storey home is perfect for modern family living. Offering spacious interiors, contemporary finishes, and a fantastic location close to amenities and an easy commute to Calgary. Imagine waking up in your serene primary suite, sipping coffee in your spa-inspired 5-pc ensuite complete with a soaker tub for unwinding at the end of the day, 2 sinks with expansive vanity space, and loads of storage. 2 other spacious bedrooms, a 4pc main bathroom and large well-planned laundry room where you will find space for the endless piles that never end. Entertain in style on the main floor with an open-concept kitchen finished with neutral cabinetry, quartz counters, bright windows throughout, and a cozy gas fireplace in the living area. The floors are easy-care laminate throughout. Expansive 9-foot ceilings add to the feeling of space and plenty of room to grow in the unfinished basement with 9-foot ceilings, roughed-in plumbing, properly placed window, plus furnace and hot water tank are tucked away. This home has a large deck with a gas line for BBQ and is fully fenced with a parking area for 2 vehicles. Come and see for yourself this Saturday, March 15th, from 1-3PM



Built in 2021

Essential Information

MLS® #	A2201752
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,731
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Unfinished, See Remarks

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	CIR Realty
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