

\$669,900 - 64 Birch Glen, Okotoks

MLS® #A2242017

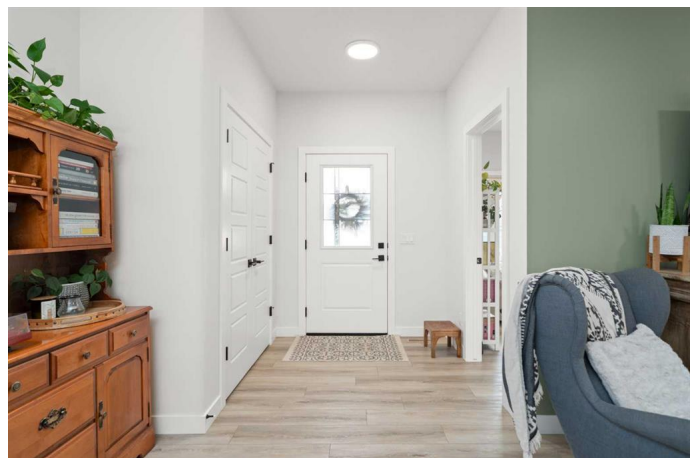
\$669,900

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.08 Acres

D'arcy Ranch, Okotoks, Alberta

Looking for an almost new 3 bedroom home with oversized garage and air conditioning? Then look no further! This immaculate home demonstrates pride of ownership throughout. As you walk into the home you will be impressed by the abundance of natural light, high ceilings, beautiful flooring and the lovely decor throughout. On the main floor is a great front office - perfect for anyone who works from home. Relax in the spacious living room after a long day! The gorgeous upgraded kitchen features white cabinets to the ceiling, a large feature island, gleaming quartz counters, upgraded stainless steel appliances including a gas stove, pantry and lots of counterspace - a chefs dream! The spacious dining area is great for family mealtimes! Step out onto your deck for a BBQ (there is a gas line to the deck) and enjoy your fully fenced, low maintenance rear yard. Upstairs are 3 good sized bedrooms, the primary features a 3 piece ensuite with oversized tiled shower and a large vanity with quartz counters. There is a great bonus room - perfect for family movie time! Completing this level is a laundry and a 4 piece family bathroom. Did I mention the upgraded railing in the home? The unfinished basement has an outside door, making it ideal for suite potential (subject to permission from the town). There is a 22 x 22 ft detached garage. This home is situated just a short walk to the pathways system, the pond, playparks, shopping and is close to the future school site. This is an immaculate home that



shows like new and must be viewed to be appreciated!

Built in 2023

Essential Information

MLS® #	A2242017
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,755
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	64 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water

	Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	10
Zoning	TN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.