

# \$690,000 - 46 Birch Glen, Okotoks

MLS® #A2231365

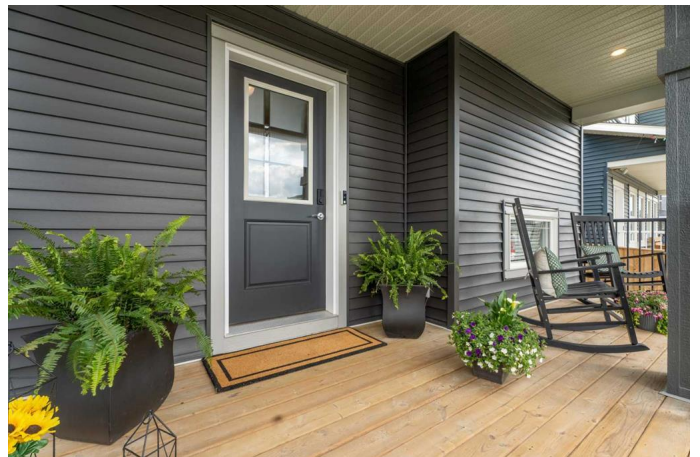
**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.09 Acres

D'arcy Ranch, Okotoks, Alberta

You Wonâ€™t Believe It! This home feels brand new â€” but with all the extras already done for you! Welcome to this beautifully finished property that offers style, function, and flexibility for every lifestyle. From the moment you arrive, the stunning curb appeal and charming front porch (perfect for your morning coffee or tea!) will capture your heart. Step inside to discover a bright, open-concept main floor with 9 ft ceilings, a cozy modern fireplace in the living room, and a fully upgraded kitchen featuring: quartz countertops and a large island, gas stove, stainless steel appliances, full-height cabinets with under-cabinet lighting, corner pantry and premium finishes throughout. The spacious dining area is ideal for family dinners or entertaining guests. Upstairs: You'll find three generous bedrooms, including a primary retreat with a walk-in closet and private ensuite. And don't forget the convenient upstairs laundry. The fully finished basement offers even more â€” an extra bedroom, a full bathroom, a family/rec room, and a convenient office nook. Outside: Enjoy a double detached garage, fully landscaped and fenced yard, and a beautiful CATIO â€” a custom space just for your furry friends â€” cats or dogs. Location Highlights: Steps away from a scenic pond with lots of (bird) species and walking trails. Close to Dâ€™Arcy Ranch Golf Club, near shopping centers, lovely parks, playgrounds, areas with exercise equipment, and the brand-new Kâ€™9 school coming soon is just around the corner! This home truly



has it all – the upgrades, the location, and the move-in-ready lifestyle you’ve been dreaming of. Don't miss out! \*\*\* Be sure to check out the virtual tour for an immersive experience. And don’t hesitate to book a showing to see it in person!\*\*\*

Built in 2022

**Essential Information**

MLS® #	A2231365
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,713
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	46 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S9

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In
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	Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Decorative
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	31
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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