

# \$649,900 - 4 Birch Glen, Okotoks

MLS® #A2236232

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.08 Acres

D'arcy Ranch, Okotoks, Alberta

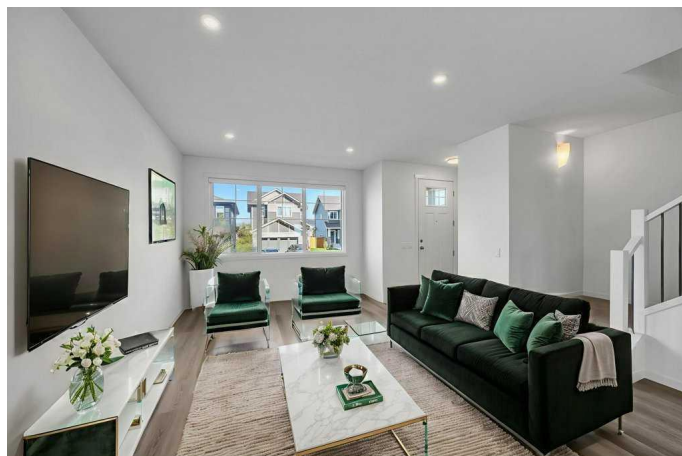
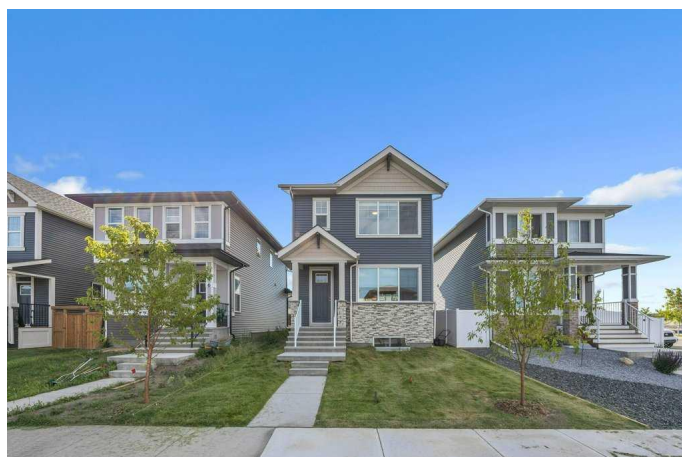
OPEN HOUSE - SATURDAY & SUNDAY 1PM TO 4PM. This beautifully maintained home in the desirable Birch Glen area of Okotoks feels just like new! Featuring dual entrances, the main floor welcomes you with a spacious open-concept living and dining area, perfect for entertaining. The stylish L-shaped kitchen boasts stainless steel appliances, quartz countertops, and a breakfast bar—ideal for casual meals or morning coffee. A convenient half bath is also located on the main level. Upstairs, you'll find a generous bonus area, along with three well-sized bedrooms and two full bathrooms. Primary bedroom comes with its own 3 Pc Ensuite bath with walk-in Closet. Washer and dryer are also located on the upper level for added convenience. Situated in the family-friendly Birch Glen community, This home is just a short walk from a beautiful pond. This home is just minutes from schools, playgrounds, scenic walking paths, and shopping. Enjoy the charm of Okotoks with quick access to Calgary for commuters. Don't miss this move-in ready gem—modern living, comfort, and convenience all in one place!

Built in 2024

## Essential Information

MLS® # A2236232

Price \$649,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S9

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	TN

**Listing Details**

Listing Office	PREP Realty
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