

# \$635,000 - 4 Birch Glen, Okotoks

MLS® #A2236232

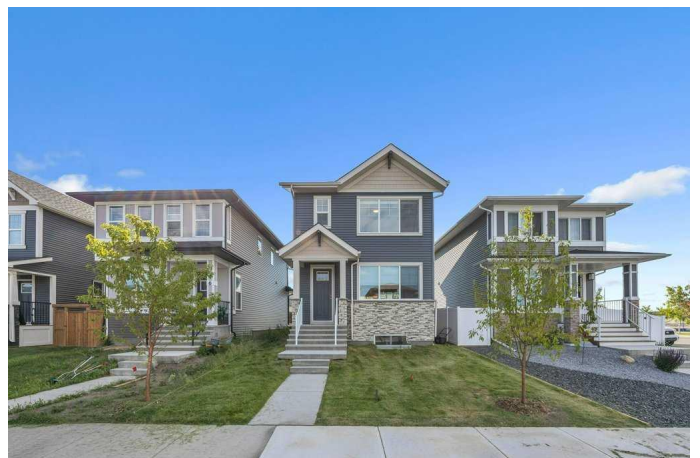
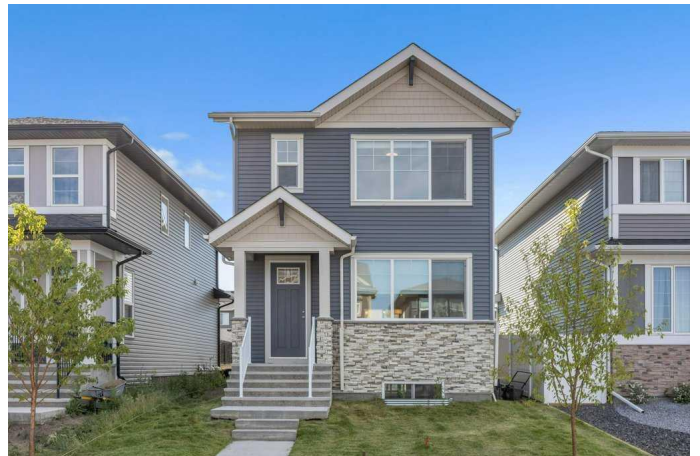
**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.08 Acres

D'arcy Ranch, Okotoks, Alberta

Some of the pictures are virtually staged. 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 \$635,000

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 | 40             |
| Zoning         | TN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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