

# \$549,900 - 43 Larkspur Bend, Okotoks

MLS® #A2223467

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft  
Residential on 0.03 Acres

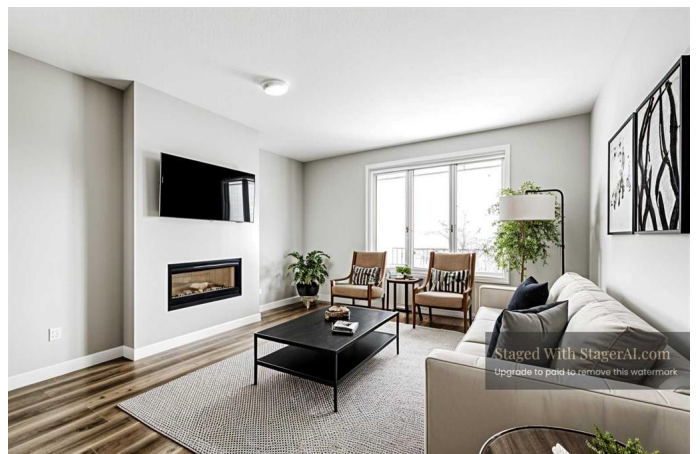
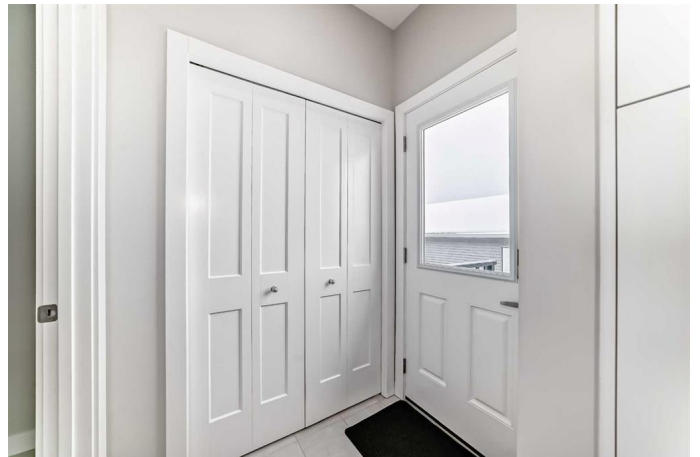
D'arcy Ranch, Okotoks, Alberta

Step into modern living with this stunning, 2024-built townhome, offering over 1,300 sq ft of stylish, well-designed space and best of all! NO CONDO FEES! Perfectly located directly across from a future park and lush greenspace, this home combines everyday convenience with natural beauty right at your doorstep.

Inside, you'll be welcomed by a bright, open-concept layout that's truly move-in ready. The spacious living room is warm and inviting, centered around a cozy fireplace—ideal for relaxing nights or entertaining guests. The sleek kitchen is a dream for any home chef, featuring stainless steel appliances, quartz countertops, abundant cabinetry, and a large central island with breakfast bar seating. A charming dining nook and a chic 2-piece powder room complete the main floor.

Upstairs, unwind in the private primary suite, complete with a walk-in closet and a full ensuite bath. Two additional bedrooms, a 4-piece main bathroom, and a convenient upper-floor laundry area offer smart functionality for families or guests.

The framed basement is a blank canvas, ready for your personal touch—whether it's a home gym, media room, or fourth bedroom, the possibilities are endless.



Outside, enjoy a fully fenced backyardâ€”perfect for summer BBQs, kids, pets, or quiet evenings under the stars. A double detached garage at the rear of the property adds secure parking and extra storage.

Situated in the highly desirable community of Dâ€™Arcy Ranch, this home is close to scenic walking paths, future school sites, a nearby golf course, and offers quick access to both downtown Okotoks and Calgary.

Modern style, unbeatable location, and no condo feesâ€”this exceptional home truly checks all the boxes

Built in 2024

**Essential Information**

MLS® #	A2223467
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	43 Larkspur Bend
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta

Postal Code T1S5V6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings  
Heating Boiler, High Efficiency, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 22nd, 2025  
Days on Market 7  
Zoning NC

### Listing Details

Listing Office CIR Realty

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