

## 56 Larkspur Bend Okotoks, Alberta

**MLS # A2210494**


# \$824,900

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Tv mounts, Tall black cabinet and cupboards in garage, Garage heater.

**BUNGALOW WITH MAIN FLOOR PRIMARY BEDROOM AND BONUS LOFT!!** Do you want something NEW but don't want the wait!?! This stunning and UNIQUE home boasts over 2000 square feet of open concept living with soaring high ceilings and an abundance of natural light. This home doesn't quite know if it's a bungalow with a loft or a two-storey with soaring 18-foot ceilings—but that's exactly the charm! Whether you're upsizing, downsizing, or rightsizing, this versatile layout offers the best of all worlds. And don't let the square footage fool you—there's an additional 1,150 sq ft of potential waiting to be developed in the expansive basement. Enter the stunning foyer that immediately impresses, flowing seamlessly into a spacious kitchen with an oversized island, extensive cupboard space, elegant finishes and bright, airy layout that connects effortlessly to the expansive dining and sun-filled living areas—perfect for hosting or everyday comfort and tranquillity. Impress all your friends with magnificent 18 ft ceiling over your living room, dining room and kitchen. Rare, main floor primary bedroom retreat, designed with convenience in mind, you'll love this gorgeous retreat featuring a walk-in closet and a luxurious ensuite bath. The main level also includes an updated laundry and mud room with beautiful shelving and built in cupboards. The 2nd story offers two generously sized bedrooms connected by a Jack and Jill bathroom, a versatile bonus room, and access to a private balcony—perfect for enjoying morning coffee. Enjoy the many upgraded aspects of this home (over \$100,000), including the upgraded flooring all the way through the primary bedroom, gorgeous barn door, upgraded mirrors and shower fixtures in the primary bath, upgraded light fixtures and window coverings

throughout (some with remote control), designed for maximum functionality and style. In your spacious 2 car garage, you will enjoy added shelving for storage and a garage heater. Step outside to a large back patio that looks out onto a beautifully maintained green space with serene walking pathways and no rear or side neighbors, offering privacy and a peaceful setting. The large undeveloped basement mimics the main floor sq footage and offers ample storage, or the development potential of your dreams! This home blends spacious living with thoughtful design- ideal for families, entertaining, and everyday comfort.