

# \$799,000 - 70 Larkspur Bend, Okotoks

MLS® #A2232952

## \$799,000

3 Bedroom, 3.00 Bathroom, 2,395 sqft  
Residential on 0.09 Acres

D'arcy Ranch, Okotoks, Alberta

Trico Homes, the heart of home building. Welcome to 70 Larkspur Bend, nestled in the vibrant and scenic community of D'Arcy. Enjoy mountain views, extensive walking paths, nearby shopping, and an exceptional golf course just minutes from your door. This beautifully designed home backs onto a spacious green space, offering a private and serene backyard—ideal for entertaining family and friends. Inside, you'll find a gourmet kitchen featuring built-in appliances and elegant quartz countertops throughout. The upper level boasts a spacious bonus room with vaulted ceilings, two generously sized bedrooms with walk-in closets, and a luxurious primary bedroom complete with a 5-piece ensuite. This home offers the perfect blend of style, comfort, and location. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232952  |
| Price          | \$799,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,395     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 70 Larkspur Bend |
| Subdivision | D'arcy Ranch     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 4E6          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator              |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Brick Facing, Gas                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Unfinished                                            |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 25 |
| Zoning         | TN |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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