

\$680,000 - 44 Birch Glen, Okotoks

MLS® #A2244999

\$680,000

3 Bedroom, 3.00 Bathroom, 1,982 sqft

Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

The home you have been waiting for! On a large corner lot with partial views of the pond across the street this property has everything you need. Darling front porch invites you to sit and watch the sunrise while sipping on a hot beverage. Doorbell cam and Porch camera are included. Front entry with a front closet welcomes you into this modern home that is open concept and wrapped in windows making it feel spacious and bright. Front living room has a cozy gas fire place & a wall of windows. Dining area between kitchen and living space easily fits a large table and hutch. Chefs kitchen with two tone cabinets, stainless steel whirlpool appliances, granite counter tops, eat up bar, pantry, gas cook-top, built in oven and microwave. The owners upgraded their kitchen choosing the "executive package" when they built. A large window above the sink brings tranquility with nobody looking in, but you can see into your beautiful sunny yard while the kids play or guests relax. Vinyl flooring through out main area and a 2 pc bath tucked away by the back door with a second closet. Upstairs has a bonus room and convenient upper laundry with shelving for extra storage. 3 Bedrooms total with the primary being at the back. Master bedroom fits a king size bed comfortably and has a spa like 5 pc ensuite with a walk in closet. Privacy and serenity was intentional when designing these rooms. Shared 4 pc bath with a tub and shower combo sit between the other two bedrooms. Basement is unfinished but a second window



was added for future bedrooms or a brighter rec room, there is also a rough in for a bathroom and wet bar. Backyard has been beautifully landscaped with a treated wood fence, two tier deck with pergola, firepit area and a grass area for kids to play or the avid gardener. An OVERSIZED 24'X24' garage is insulated with plywood a built in work bench and storage. RV PARKING or parking for a 3rd vehicle or toys (boat, etc) beside the garage. You can move the gate back if you want it more secure. This incredible property has been very well maintained and was freshly painted July 2025. It still feels brand new!

Built in 2020

Essential Information

MLS® #	A2244999
Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,982
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5S9

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, Workshop in Garage, Paved
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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