

\$1,015,000 - 43 Birch Glen, Okotoks

MLS® #A2228988

\$1,015,000

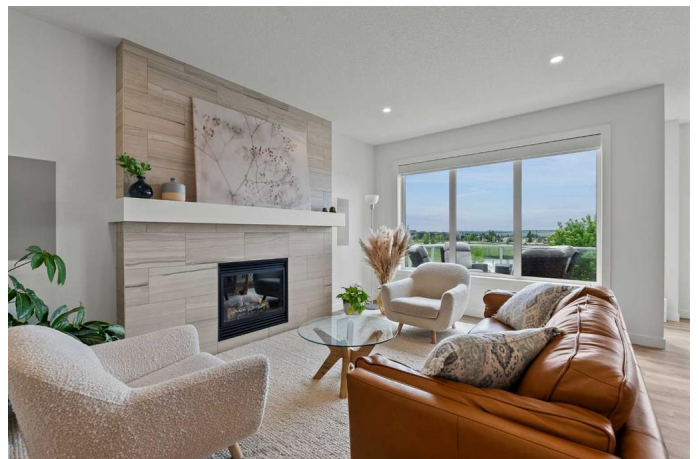
4 Bedroom, 4.00 Bathroom, 2,562 sqft

Residential on 0.11 Acres

D'arcy Ranch, Okotoks, Alberta

Prepare to be wowed by this exceptional walkout home that seamlessly blends luxury, smart design, and breathtaking views. Thoughtfully built with attention to detail, this south-backing beauty overlooks a peaceful pond and offers stunning mountain vistas—visible from both the main and lower levels. This property is absolutely **PACKED WITH PREMIUM FEATURES**: triple-pane windows, spray foam insulation on the south wall, solid core doors, and LVP flooring on all three levels. The fully integrated smart home system includes Sonos speakers, security cameras, glowstone exterior lighting, and motorized blinds (both blackout and light-filtering) throughout. It even has soundproofing in every wall for maximum privacy.

The main floor showcases a dream kitchen with a sprawling island, ceiling-height cabinetry, a 5-burner gas cooktop, double wall ovens, built-in ice maker, and an incredibly large butler's pantry. The open-concept living and dining areas take full advantage of the views and feature a sleek tile fireplace, built-in audio, and access to the full-width upper deck—perfect for indoor-outdoor entertaining. **UPSTAIRS**, you'll find four generously sized bedrooms, each with custom built-in closet systems. The primary suite is a true retreat, boasting a spa-inspired ensuite with an oversized steam shower, double vanity with quartz counters, heated towel rack, and a dazzling walk-in closet complete with backlit



cabinetry. A stylish 5-piece main bath, upper-floor laundry, and a bright bonus room round out the second level. The fully finished walkout BASEMENT is set up for entertainment and relaxation with a massive rec room, a wet bar, built-in cabinetry, a second bar area with beverage fridge, and a cozy gas fireplace with an included 85" Sony 4K TV and premium NAD amp. Step out onto the lower Trex deck enclosed by four Phantom power screens—ideal for relaxing by the built-in firepit, rain or shine. A second patio area with an additional firepit and two garden sheds complete the low-maintenance, beautifully landscaped backyard. The heated GARAGE is an absolute showstopper for auto enthusiasts—featuring humidity control, floor drain, RaceDeck flooring, oversized 8'™ garage doors, added storage space, and even an extended driveway. Every inch of this home reflects pride of ownership, functionality, and modern elegance. A complete list of extra upgrades and tech added to this home is available on request. If you've been waiting for the ultimate blend of quality construction, upgraded finishes, and an unbeatable setting—this is the one.

Built in 2019

Essential Information

MLS® #	A2228988
Price	\$1,015,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,562
Acres	0.11
Year Built	2019
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Birch Glen
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S9

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bar, Smart Home
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2025
Days on Market	8
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.