

# \$849,900 - 3 Bearberry Lane, Okotoks

MLS® #A2215078

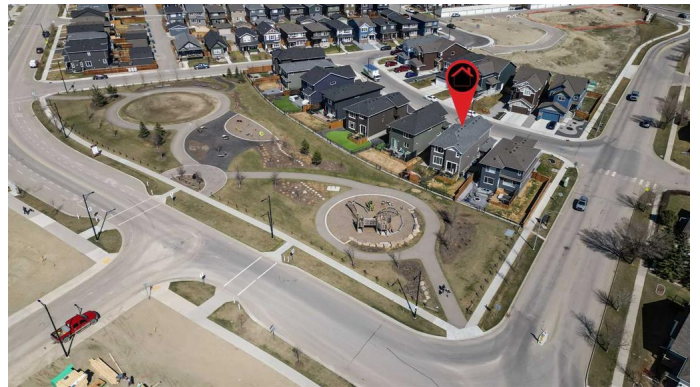
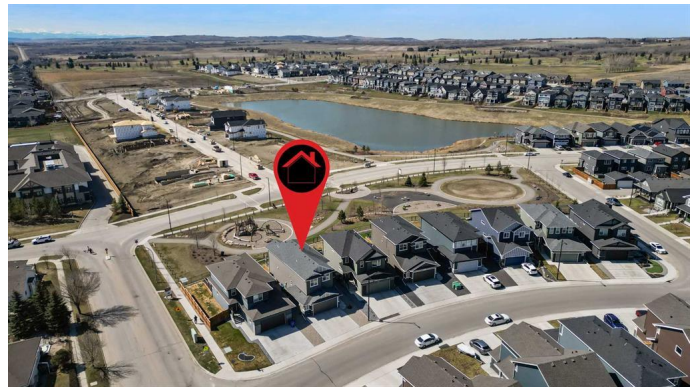
**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,337 sqft

Residential on 0.11 Acres

D'arcy Ranch, Okotoks, Alberta

\*OPEN HOUSE SATURDAY 11:00AM TO 1:00PM\*Amazing home! Outstanding design! Practically brand new! Fully landscaped & backing a wonderful Park that you can access through your chain link gate. Envision yourself, sitting on your back deck with your hot cup of coffee in the morning watching your kidlets enjoy themselves in the expansive greenspace with a brand new play structure; or while grilling your steaks in the Summer, you know they are only a quick call away from sitting down and enjoying the Summer evenings while gazing on your amazing Mountain views from your deck. Designated firepit area, fully fenced, landscape completed and gorgeous view-all Checked off your wish list! 3 Bearberry Lane is an amazing home showcasing fantastic value based on upgrades, selections, and being pretty much brand new. If you were thinking of building and not enamored with the lengthy timeline, this home is for you. Quick possession is possible and the home is turn key. With 2300+sqft alone you are invited in to a stunning home that offers ample space for all. Immediately upon entering you can feel the elevated choices these homeowners made commencing with the 9ft ceilings and beautiful light and bright colour palette complimented with upgraded black hardware. Seamlessly, the soft tones of the luxury vinyl plank textured floor invite you past the spacious Den with a striking massive barn door that leads you into the beautiful kitchen boasting a huge walk-in pantry, over sized flush quartz island, sleek



stainless steel upgraded appliances featuring a gas range, door-in-door Instaview refrigerator with water and ice, built-in microwave and designer hood fan with stylish full tile back splash up to ceiling. silgranite undermount sink, water purification system and timeless over sized black pendants add depth to the space. Thoughtfully designed, the open floor plan opens up to an impressive wall to wall feature fireplace framed in with marble like tile and mantle for your large screen TV. The massive sliding doors open up to the newly built deck and recently landscaped back yard oasis. The upper level offers FOUR BEDROOMS with the expansive Primary Bedroom overlooking the park and greenspace with priceless views and spa-like 5 pc en suite including dual vanities, over sized walk-in shower, large soaker tub, both with upgraded tile surround and a generous walk-in closet. You will discover a vaulted ceiling in the centralized Bonus Room nicely separating the Primary wing with the secondary Bedrooms offering space and additional privacy. A convenient 2nd floor laundry room with Chrome Shadow Front Load washer & dryer, and wrought iron railing complete the space that is open to below. This beautiful Denali 6 floorplan offers extra windows through out, and extended 24x24 blackline garage with 18x8 overhead door and Gemstone lighting on the exterior. D'arcy was always know for its golf Course. Now it has gorgeous homes to enjoy, all while being in one of the most sought after towns in Alberta.

Built in 2023

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2215078  |
| Price    | \$849,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,337       |
| Acres          | 0.11        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Bearberry Lane |
| Subdivision | D'arcy Ranch     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5R8          |

### Amenities

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

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Water Purifier                      |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Electric, Great Room, Mantle, Tile                                                                                                          |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind |
| Roof            | Asphalt Shingle                                                             |
| Construction    | Stone, Vinyl Siding, Wood Frame                                             |
| Foundation      | Poured Concrete                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | TN               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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