

\$539,900 - 43 Larkspur Bend, Okotoks

MLS® #A2223467

\$539,900

3 Bedroom, 3.00 Bathroom, 1,339 sqft
Residential on 0.03 Acres

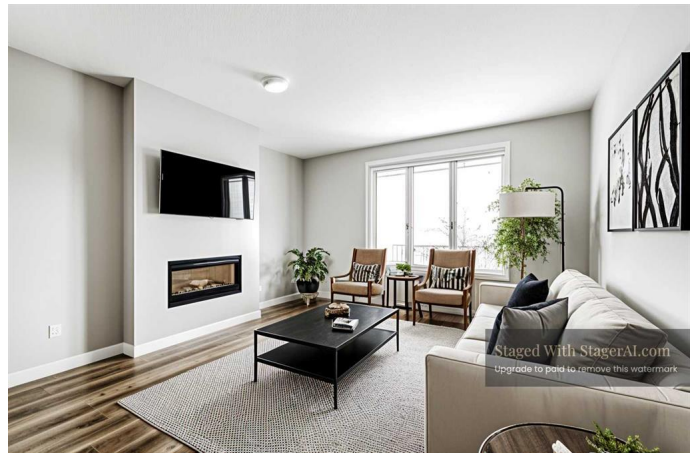
D'arcy Ranch, Okotoks, Alberta

Step into modern living with this stunning, 2024-built townhome, offering over 1,300 sq ft of stylish, well-designed space and best of all! NO CONDO FEES! Perfectly located directly across from a future park and lush greenspace, this home combines everyday convenience with natural beauty right at your doorstep.

Inside, you'll be welcomed by a bright, open-concept layout that's truly move-in ready. The spacious living room is warm and inviting, centered around a cozy fireplace—ideal for relaxing nights or entertaining guests. The sleek kitchen is a dream for any home chef, featuring stainless steel appliances, quartz countertops, abundant cabinetry, and a large central island with breakfast bar seating. A charming dining nook and a chic 2-piece powder room complete the main floor.

Upstairs, unwind in the private primary suite, complete with a walk-in closet and a full ensuite bath. Two additional bedrooms, a 4-piece main bathroom, and a convenient upper-floor laundry area offer smart functionality for families or guests.

The framed basement is a blank canvas, ready for your personal touch—whether it's a home gym, media room, or fourth bedroom, the possibilities are endless.



Outside, enjoy a fully fenced backyard—perfect for summer BBQs, kids, pets, or quiet evenings under the stars. A double detached garage at the rear of the property adds secure parking and extra storage.

Situated in the highly desirable community of D’Arcy Ranch, this home is close to scenic walking paths, future school sites, a nearby golf course, and offers quick access to both downtown Okotoks and Calgary.

Modern style, unbeatable location, and no condo fees—this exceptional home truly checks all the boxes

Built in 2024

Essential Information

MLS® #	A2223467
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	43 Larkspur Bend
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta

Postal Code T1S5V6

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating High Efficiency, Natural Gas, Boiler
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Private, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025
Days on Market 16
Zoning NC

Listing Details

Listing Office CIR 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.