

\$849,900 - 3 Bearberry Lane, Okotoks

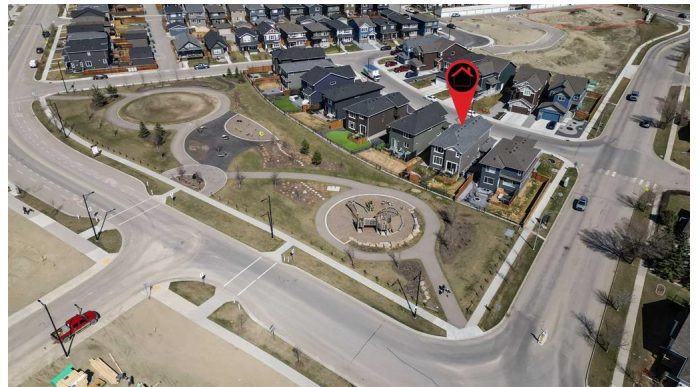
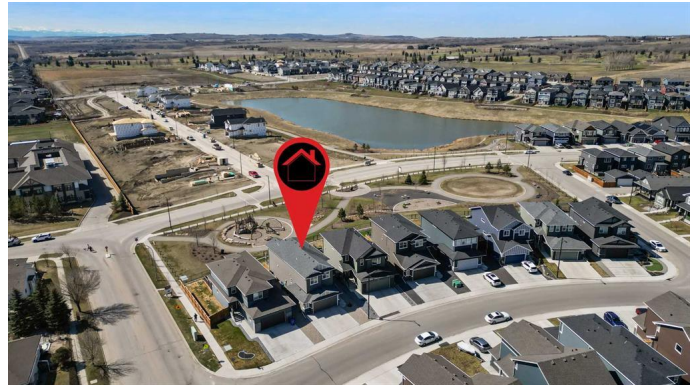
MLS® #A2215078

\$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	8
Zoning	TN

Listing Details

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

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.