

# \$789,900 - 22 Wintergreen Bend, Okotoks

MLS® #A2232915

**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,378 sqft

Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

Nestled in a quiet, family-friendly community, this stunning home at 22 Wintergreen Bend offers the ideal combination of serene living and everyday convenience. Surrounded by picturesque walking paths with beautiful mountain views, and just minutes from shopping, a premier golf course, and essential amenities, this location truly has it all. Step inside and be captivated by the gourmet kitchen, featuring built-in appliances, sleek quartz countertops, and plenty of space for culinary creativity. The kitchen seamlessly opens to a bright nook and expansive great room, which leads out to a large deck—perfect for entertaining guests or enjoying tranquil evenings outdoors. Upstairs, you'll find a spacious bonus room with a vaulted ceiling, offering a versatile space for a home theatre, playroom, or additional living area. Two generously sized secondary bedrooms each include walk-in closets, while the luxurious owner's™ bedroom boasts a spa-inspired 5-piece ensuite, creating a true retreat. Whether you're hosting a gathering or seeking a peaceful haven for your family, this home delivers comfort and sophistication at every turn. Photos are representative.

Built in 2025

## Essential Information

MLS® #                   A2232915

Price                     \$789,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,378       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 Wintergreen Bend |
| Subdivision | D'arcy Ranch        |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 5X8             |

### Amenities

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

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator                         |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Brick Facing, Gas                                                      |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Unfinished                                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Back Yard                       |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 47              |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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