\$849,900 - 56 Larkspur Bend, Okotoks

MLS® #A2210494

\$849,900

3 Bedroom, 3.00 Bathroom, 2,067 sqft Residential on 0.09 Acres

NONE, Okotoks, Alberta

BUNGALOW WITH MAIN FLOOR PRIMARY BEDROOM AND BONUS LOFT !! Do you want something NEW but don't want the wait!?! This stunning and UNIQUE home boasts over 2000 square feet of open concept living with soaring high ceilings and an abundance of natural light. This home doesn't quite know if it's a bungalow with a loft or a two-storey with soaring 18-foot ceilingsâ€"but that's exactly the charm! Whether you're upsizing, downsizing, or rightsizing, this versatile layout offers the best of all worlds. And don't let the square footage fool youâ€"there's an additional 1,150 sq ft of potential waiting to be developed in the expansive basement. Enter the stunning foyer that immediately impresses, flowing seamlessly into a spacious kitchen with an oversized island, extensive cupboard space, elegant finishes and bright, airy layout that connects effortlessly to the expansive dining and sun-filled living areas-perfect for hosting or everyday comfort and tranquillity. Impress all your friends with magnificent 18 ft ceiling over your living room, dining room and kitchen. Rare, main floor primary bedroom retreat, designed with convenience in mind, you'II love this gorgeous retreat featuring a walk-in closet and a luxurious ensuite bath. The main level also includes an updated laundry and mud room with beautiful shelving and built in cupboards. The 2nd story offers two generously sized bedrooms connected by a Jack and Jill bathroom, a versatile bonus







room, and access to a private balcony-perfect for enjoying morning coffee. Enjoy the many upgraded aspects of this home (over \$100,000), including the upgraded flooring all the way through the primary bedroom, gorgeous barn door, upgraded mirrors and shower fixtures in the primary bath, upgraded light fixtures and window coverings throughout (some with remote control), designed for maximum functionality and style. In your spacious 2 car garage, you will enjoy added shelving for storage and a garage heater. Step outside to a large back patio that looks out onto a beautifully maintained green space with serene walking pathways and no rear or side neighbors, offering privacy and a peaceful setting. The large undeveloped basement mimics the main floor sq footage and offers ample storage, or the development potential of your dreams! This home blends spacious living with thoughtful design- ideal for families, entertaining, and everyday comfort.

Built in 2024

Essential Information

MLS® #	A2210494
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.09
Year Built	2024
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address Subdivision City County Province Postal Code	56 Larkspur Bend NONE Okotoks Foothills County Alberta T1S 3K7
Amenities	
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Interior	
Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished
Exterior	
Exterior Features	Balcony
Lat Description	Packs on to Park/Croon Space, Corner Lat

Extend readines Dateony	
Lot Description Backs on to Park/Green Space, Cor	rner Lot
Roof Asphalt Shingle	
Construction Brick, Vinyl Siding	
Foundation Poured Concrete	

Additional Information

Date Listed	April 22nd, 2025
Days on Market	56
Zoning	TN

Listing Details

Listing Office CIR Realty

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