

# \$899,888 - 56 Larkspur Bend, Okotoks

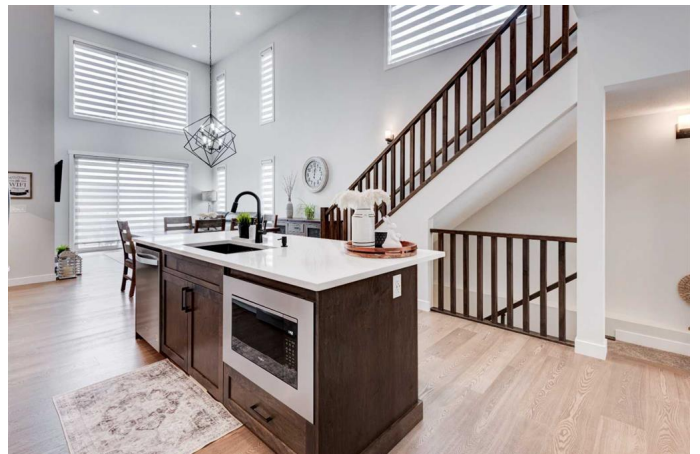
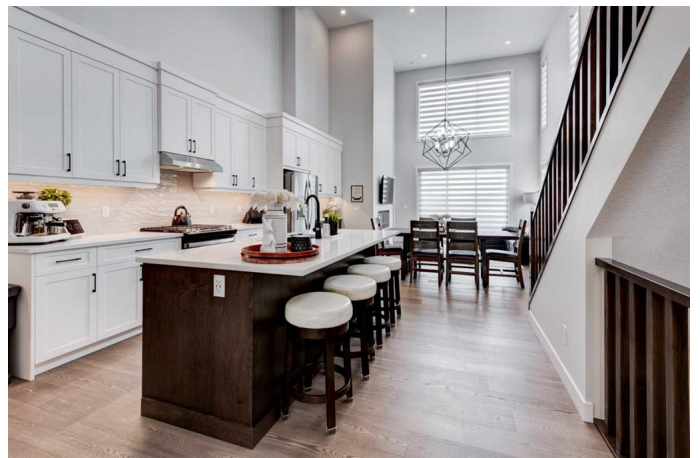
MLS® #A2210494

**\$899,888**

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

NONE, Okotoks, Alberta

\*\*\*\*\*OPEN HOUSE SUNDAY APRIL 27  
FROM 12 - 3 PM \*\*\*\*\* As close to brand new  
as it gets! This stunning and unique home  
boasts over 2000 square feet of open concept  
living with soaring high ceilings and an  
abundance of natural light. Step onto the  
charming front  
porch and into 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 tranquility.  
Designed with convenience in mind, youâ€™ll  
love the main floor private primary 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  
loft 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, 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	\$899,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	56 Larkspur Bend
Subdivision	NONE
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 3K7

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Built-in Features, Double Vanity
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
Lot Description	Corner Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	TN

### **Listing Details**

Listing Office	CIR Realty
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