

# \$824,850 - 43 Birch Row, Okotoks

MLS® #A2256731

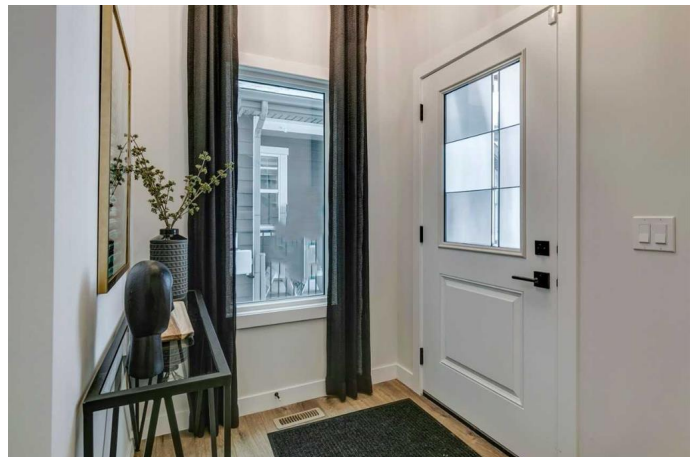
**\$824,850**

4 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.11 Acres

D'arcy Ranch, Okotoks, Alberta

Step into the Pierce – a perfect blend of comfort, style, and smart design. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Set on a walkout lot with a sunny south-facing backyard, the Pierce features an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, and a walk-through pantry. A rear deck with BBQ gas line rough-in extends your living space outdoors. Inside, enjoy the convenience of a main floor flex room with double French doors and a mudroom with bench, coat hooks, and cubbies. The great room offers an electric fireplace with floating shelves, while PG railing with iron spindles and LVP flooring through the main floor add upscale touches. A vaulted ceiling enhances the bonus room, and many windows fill the home with natural light. The 5-piece ensuite impresses with a tiled shower, soaker tub and tile flooring. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this



home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256731    |
| Price          | \$824,850   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,880       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 43 Birch Row     |
| Subdivision | D'arcy Ranch     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S2T4           |

**Amenities**

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

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas                                                                            |
| Cooling         | None                                                                                               |
| Fireplace       | Yes                                                                                                |
| # of Fireplaces | 1                                                                                                  |
| Fireplaces      | Electric, Decorative                                                                               |
| Has Basement    | Yes                                                                                                |
| Basement        | Full, Unfinished, Walk-Out                                                                         |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 36                   |
| Zoning         | TBD                  |

## Listing Details

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

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