

43 Birch Row
Okotoks, Alberta

MLS # A2256731



\$824,850

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

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.