

# \$814,900 - 21 Snowberry Lane, Okotoks

MLS® #A2230981

**\$814,900**

3 Bedroom, 3.00 Bathroom, 2,269 sqft

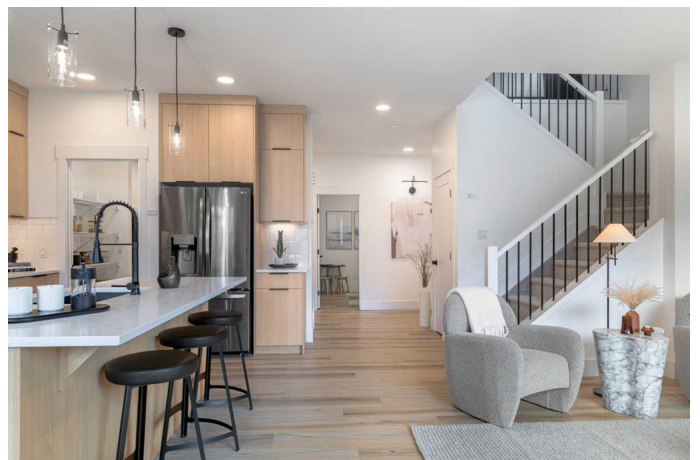
Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

Designed for the rhythm of everyday life, this 3-bed, 2.5-bath home in the golf-side community of D'Arcy™ offers 2,269 sq.ft. of well-balanced living space. The main floor showcases a bright, open layout with a spacious dining area and a great room centered around a sleek fireplace, perfect for gatherings and day-to-day living. The kitchen is equipped with modern appliances, quartz countertops, and upgraded cabinetry that blends style with function. A main floor flex room adds versatility, whether you need a home office, playroom, or quiet spot to recharge. Upstairs, the central bonus room provides a natural spot to relax, separating the two secondary bedrooms from the spacious primary suite. The ensuite features a fully tiled walk-in shower with a built-in niche, dual sinks, and a generous walk-in closet. A full bathroom, upper-floor laundry, and well-placed windows complete the layout. Enjoy a west-facing backyard with evening sun plus the practicality of a double attached garage. Just one block from D'Arcy™ Arcy Ranch Golf Club and close to playgrounds, schools, and scenic walking paths with mountain views, this Anthem Properties home delivers the space and comfort your family needs, backed by a full builder warranty for added peace of mind. (Rendering and photos are representative)

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2230981    |
| Price          | \$814,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,269       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 21 Snowberry Lane |
| 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 | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer                                                             |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric                                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Front Yard, Other               |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | TN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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