

# \$783,700 - 18 Snowberry Lane, Okotoks

MLS® #A2202413

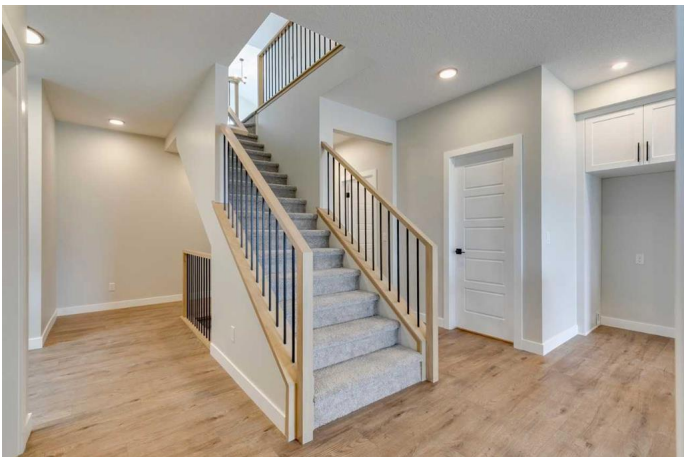
## \$783,700

3 Bedroom, 3.00 Bathroom, 2,366 sqft  
Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to The Damon. 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. 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 offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025.

Built in 2024



## Essential Information

MLS® #	A2202413
Price	\$783,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,366
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Snowberry Lane
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5X8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s), Double Vanity, Smart Home, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 17th, 2025
Days on Market	109
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
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