

# \$769,800 - 22 Wintergreen Bend, Okotoks

MLS® #A2232915

**\$769,800**

3 Bedroom, 3.00 Bathroom, 2,378 sqft  
Residential on 0.10 Acres

D'arcy Ranch, Okotoks, Alberta

Nestled in a quiet, family-friendly community, this stunning home at 22 Wintergreen Bend offers the ideal combination of serene living and everyday convenience. Surrounded by picturesque walking paths with beautiful mountain views, and just minutes from shopping, a premier golf course, and essential amenities, this location truly has it all. Step inside and be captivated by the gourmet kitchen, featuring built-in appliances, sleek quartz countertops, and plenty of space for culinary creativity. The kitchen seamlessly opens to a bright nook and expansive great room, which leads out to a large deck—perfect for entertaining guests or enjoying tranquil evenings outdoors. Upstairs, you'll find a spacious bonus room with a vaulted ceiling, offering a versatile space for a home theatre, playroom, or additional living area. Two generously sized secondary bedrooms each include walk-in closets, while the luxurious owner's bedroom boasts a spa-inspired 5-piece ensuite, creating a true retreat. Whether you're hosting a gathering or seeking a peaceful haven for your family, this home delivers comfort and sophistication at every turn. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2232915
Price	\$769,800

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,378
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Wintergreen Bend
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	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Gas Range, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	101
Zoning	TBD

### **Listing Details**

Listing Office	Bode Platform Inc.
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