

# \$688,944 - 125 Snowberry Common Se, Okotoks

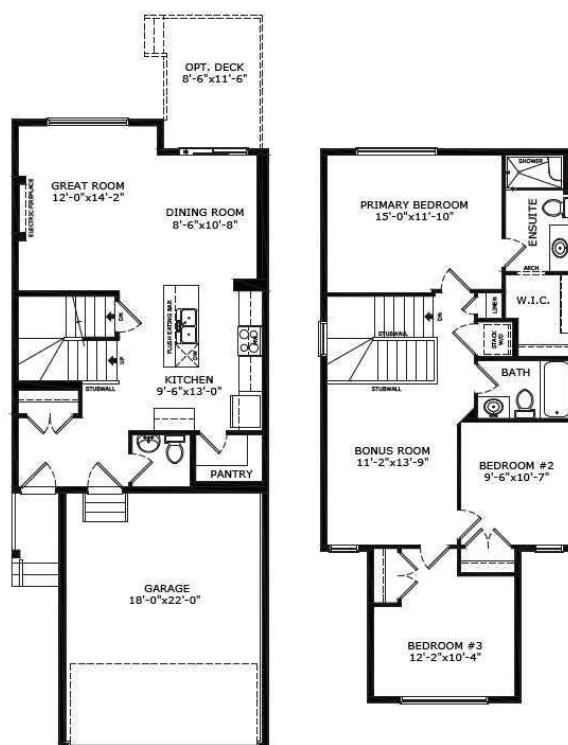
MLS® #A2253834

**\$688,944**

3 Bedroom, 3.00 Bathroom, 1,611 sqft  
Residential on 0.07 Acres

D'arcy Ranch, Okotoks, Alberta

The Noah is a thoughtfully designed floor plan offering style, space, and function. This home includes 9' basement walls, a modern kitchen with stainless steel appliances, quartz countertops with undermount sinks, a walk-in pantry, and a central island perfect for entertaining. The great room features a cozy electric fireplace, and large windows throughout the home bring in an abundance of natural light. Upstairs, enjoy a spacious bonus room, plus a serene primary bedroom complete with a walk-in closet and private ensuite. 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 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 array 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® #         | A2253834    |
| Price          | \$688,944   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,611       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 125 Snowberry Common Se |
| Subdivision | D'arcy Ranch            |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T3M3Z6                  |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                      |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Decorative  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 1                   |
| Zoning         | TBH                 |

### **Listing Details**

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

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