



## 20 Birch Glen

📍 - D'Arcy, Okotoks  
Job # 87033

 **Total Sq. Ft. - 1814**

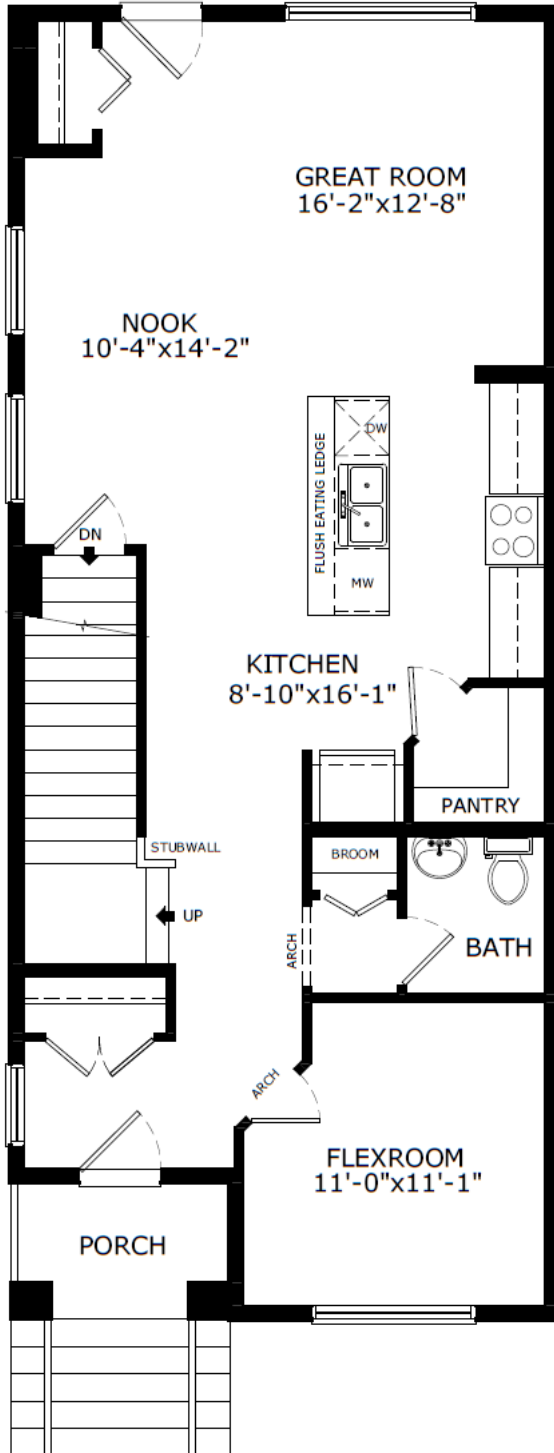
 **Bedrooms - 3**

 **Bathrooms - 2.5**

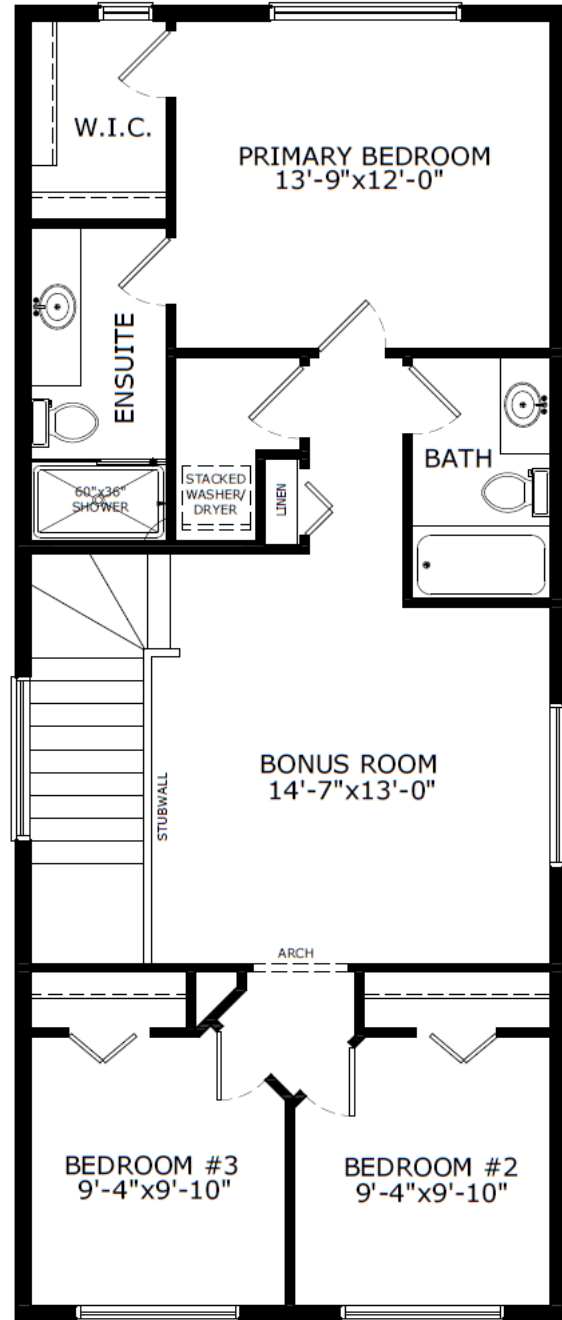
- 9' knockdown ceilings
- Stainless steel kitchen appliances, including chimney hood fan and built-in microwave
- Quartz counter tops with undermount sinks throughout
- Waterline to fridge
- Corner pantry
- MDF wall detail in great room
- Vinyl plank flooring throughout main floor and bathrooms
- Main floor flex room
- 3-piece ensuite, including shower with fibreglass base, tiled walls and barn-door style sliding door
- Upper level laundry
- Additional windows throughout home, including basement
- Side entrance
- 9' basement floors
- Gasline for BBQ
- Paved back alley access

Contact: Nicole O'Dell, Chris Hagel & Sophiah Campbell

P: 403-982-0178 E: darcy@sterlingcalgary.com



Main Level: 920 sq. ft.



Second Level: 894 sq. ft.