



**43 Willow Crescent
Okotoks, Alberta**

MLS # A2312460



\$595,000

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,465 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: blinds only

WELCOME TO D'ARCY RANCH! This beautifully maintained Morrison Homes semi-detached home offers the perfect combination of style, comfort, and value in one of Okotoks' most desirable communities. With 1,465 sq ft above grade, 3 bedrooms, 2.5 bathrooms, CENTRAL A/C, and a RARE DOUBLE DETACHED GARAGE, this move-in ready home is packed with features today's buyers are looking for. The bright, open-concept main floor is designed for both everyday living and entertaining, featuring luxury vinyl plank flooring, quartz countertops, upgraded cabinetry, stainless steel appliances, a gas stove, and spacious living and dining areas filled with natural light. Upstairs, you'll find three well-sized bedrooms, convenient upper-floor laundry, and a spacious primary retreat complete with a walk-in closet and private ensuite. The unfinished basement with bathroom rough-in offers plenty of room to grow and customize to your needs. Outside, enjoy a fully fenced backyard with a concrete patio, grass area, BBQ gas line, and the convenience of a double detached garage. Located just steps from pathways, parks, golf, shopping, and the growing amenities of D'Arcy Crossing, this home offers an exceptional opportunity to enjoy the best of Okotoks living while remaining within easy reach of Calgary. Pride of ownership is evident throughout, SIMPLY MOVE IN AND ENJOY!