



GRASSROOTS
REALTY GROUP

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240 D'arcy Ranch Drive
Okotoks, Alberta

MLS # A2335214



\$829,900

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,313 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Backing onto greenspace in D'Arcy Ranch, this fully finished villa bungalow offers over 2,500 sq. ft. of developed living space, 3 bedrooms, a wet bar, gym, air conditioning, and stunning views! This exceptional home combines luxury, comfort, and convenience with an open- concept layout featuring air conditioning, stainless steel appliances, a gas stove, and large windows that flood the home with natural light while showcasing the serene views behind. The spacious primary retreat offers a private escape! The fully finished lower level expands your living space with a large recreation area, a stylish wet bar, dedicated gym space, and a second and third bedroom—perfect for entertaining family and friends or accommodating overnight guests. Enjoy morning coffee or evening sunsets overlooking the greenspace, all while embracing the low-maintenance villa lifestyle. The double attached garage offers ample room for vehicles and storage, while the sought-after D'Arcy Ranch location provides easy access to golf, walking paths, shopping, and all the amenities Okotoks has to offer. Rarely do villa bungalows backing onto greenspace become available in D'Arcy Ranch. With over 2,500 sq. ft. of developed living space, 3 bedrooms, air conditioning, a wet bar, gym, double garage, and exceptional views, this is a home that truly stands out from the crowd.