



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 D'arcy Boulevard
Okotoks, Alberta

MLS # A2340176



\$524,900

Division:	D'arcy Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,505 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Oversized, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Fireplace Insert, Forced Air
Floors:	Carpet, Laminate, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: N/A

Modern Luxury Meets Ultimate Convenience! Step into this stunning, near-new row-home designed for effortless living. The main floor greets you with an open, sun-lit layout featuring elegant quartz countertops, a large island, newer appliances and a cozy fireplace insert in the living room—perfect for cold winter nights. Upstairs, you’ll find 3 spacious bedrooms, 2 full baths and a convenient upper-level laundry! No more lugging baskets up and down stairs! Enjoy year-round comfort with central Air Conditioning and a water softener already installed. Outside, the south-facing front means the sun does the heavy lifting for winter snow removal, while the back steps out to a wood porch, and a brand-new, oversized single detached garage. This home is incredibly close to playgrounds, walking paths, shopping, groceries, golf and schools! It is also just minutes away from downtown Okotoks, the recreation centre, and so much more! Book a showing with your favourite REALTOR today so you don't miss out!