



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209 D'arcy Ranch Drive
Okotoks, Alberta

MLS # A2342324



\$555,000

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,538 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Walk out your front door and leave the car behind—this beautifully designed Morrison home offers an unbeatable walkable lifestyle in the heart of D'Arcy! Steps away from two school sites (including École Good Shepherd), D'Arcy Crossing shops, cafes, playgrounds, fitness parks, and connected pathways, this location is tailor-made for teachers, school staff, local professionals, or a single-parent family who wants daily convenience right at their doorstep. There is even a bike lane right out front! Inside, the smart two-bedroom layout maximizes every square foot. The main floor features a versatile front flex room—perfect for a private home office, hobby studio, or small client-based business. Moving through the spacious living and dining areas, the kitchen steals the show: big, bright, and exceptionally functional, it boasts abundant cabinetry, expansive counter space, a massive walk-in pantry, and a large window flooding the space with light. Upstairs delivers a comfortable central bonus room, a dedicated second-floor laundry room (no laundry closets here!), a full bathroom, and a spacious second bedroom. The primary retreat takes full advantage of evening views over D'Arcy Ranch Golf Club—the ideal spot to unwind and catch breathtaking Alberta sunsets. If you ever need extra space, the unfinished basement includes a bathroom rough-in and a well-positioned egress window. Out back, you will love the rare perk of an oversized, maturely landscaped yard with established trees—perfect for outdoor entertaining without waiting years for growth. An oversized double detached garage pairs with dedicated side parking for a small trailer and plenty of street parking. Combining Morrison quality, low-maintenance living, and top-tier community walkability, this home is a must-see!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.