



GRASSROOTS
REALTY GROUP

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70 D'arcy Boulevard
Okotoks, Alberta

MLS # A2342369



\$609,900

Division:	D'arcy Ranch		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Back on the market due to financing! Now is your opportunity! Welcome to this beautifully finished bungalow townhome in the sought-after community of D'Arcy Ranch, offering the ease of main-floor living, zero maintenance landscaping, a fully developed basement, and best of all, NO CONDO FEES! From the moment you step inside, soaring vaulted ceilings and large windows create an incredible sense of light and space. The bright, open-concept main floor features luxury vinyl plank flooring and a warm, inviting living room anchored by a stunning shiplap fireplace that adds character and charm. The crisp white kitchen is both stylish and functional, featuring ceiling-height cabinetry, quartz countertops, chimney-style hood fan, tile backsplash with built in shelving, pantry, and a generous island perfect for entertaining. The adjacent dining area easily accommodates a full-sized table and flows seamlessly into the living space. Conveniently located on the main floor, the spacious primary bedroom offers a walk-in closet and a beautifully appointed ensuite complete with dual sinks, quartz countertops, and a fully tiled shower. A powder room and main-floor laundry add additional convenience to this thoughtfully designed layout. The fully developed basement significantly expands the living space with a large family/recreation room, oversized windows, two additional bedrooms, and a full bathroom, providing flexibility for family, guests, teenagers, a home office, or fitness space. Outside, enjoy your private outdoor retreat along with the convenience and storage of a 20'x21' double detached garage. Nestled in desirable D'Arcy Ranch, you'll enjoy access to walking paths, parks, green spaces, and nearby amenities, with D'Arcy Ranch Golf Club just minutes away and convenient access to Calgary. Whether you're looking to downsize without sacrificing space, accommodate family

and guests, or simply enjoy a beautifully upgraded, low-maintenance home, this property checks every box: 3 bedrooms, 2.5 bathrooms, a fully developed basement, double detached garage, premium finishes, and no condo fees. Be sure to check out the virtual tour for a complete walkthrough of this exceptional home!