

\$555,000 - 44 D'arcy Boulevard, Okotoks

MLS® #A2216226

\$555,000

3 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

D'arcy Ranch, Okotoks, Alberta

OPEN HOUSE THIS SATURDAY May 3rd from 11:30am-1:30pm!! Welcome home to this 2021 build in this beautifully illuminated and spacious townhome, overflowing with modern upgrades and, best of all, NO CONDO FEES! This charming residence features a thoughtfully designed open layout that is absolutely "Move-In" ready for you and your family. Upon entering the main level, youâ€™™ll be greeted by a sizable living room that highlights a cozy fireplace, perfect for those chilly evenings. The central kitchen is a chef's dream, equipped with sleek stainless steel appliances, an abundance of cabinet space, elegant quartz countertops, and a generously sized island that includes a breakfast bar for delightful morning meals. This level also features a cozy dining nook and a convenient 2-piece bathroom, ensuring functionality and comfort. As you ascend to the upper floor, you will find the inviting primary bedroom, which boasts a walk-in closet and a private ensuite bathroom designed for relaxation. Additionally, there are two more well-sized bedrooms, a main bathroom, and a practical laundry area that makes everyday chores a breeze. The unfinished basement presents an exciting opportunity for you to unleash your creativity and design the space according to your personal tastes and needs. Step outside into your fully fenced private backyard, where you will find a spacious patio that is perfect for entertaining friends and family or simply unwinding after a long day. The property also



offers off-street parking for two vehicles, adding convenience to your lifestyle. Located in the vibrant D'Arcy Ranch community, which is meticulously planned, you will benefit from the promise of two future school sites, extensive nature pathways for outdoor adventures, a nearby golf course, and easy access to both downtown Okotoks and Calgary. This exceptional home is truly one-of-a-kind and not to be overlooked! Donâ€™t hesitate to reach out today to schedule your personal tour!

Built in 2021

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2216226 |
| Price | \$555,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,483 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 44 D'arcy Boulevard |
| Subdivision | D'arcy Ranch |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 5S7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

| | |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Rain Gutters |
| Lot Description | Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Low Maintenance Landscape |
| Roof | Asphalt |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 1 |
| Zoning | NC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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