\$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, you'II 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! Don'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, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 3

Zoning NC

Listing Details

Listing Office CIR Realty

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