

# \$535,000 - 44 D'arcy Boulevard, Okotoks

MLS® #A2216226

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

D'arcy Ranch, Okotoks, Alberta

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'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	\$535,000
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	9
Zoning	NC

## Listing Details

Listing Office	CIR Realty
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