



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 D'ARCY Boulevard, Okotoks T1S 5S6**

MLS®#: **A2120221**

Area: **D'arcy Ranch**

Listing Date: **04/05/24**

List Price: **\$619,900**

Status: **Active**

County: **Foothills County**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Okotoks**

Year Built:

**2020**

Lot Information

Finished Floor Area

Lot Sz Ar:

**2,230 sqft**

Lot Shape:

Abv Sqft:

**1,010**

Low Sqft:

Ttl Sqft:

**1,010**

DOM

**44**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Composite Siding,Wood Frame**

Flooring:

**Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**

Int Feat:

**Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`4" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 13`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 15`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`1" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 12`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 9`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`1" x 23`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`11" x 8`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`9" x 7`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`5" x 5`6"</b>

Title:  
**Fee Simple**  
Fee Freq:  
**Annually**  
Legal Desc:

Zoning:  
**NC**

**1812221**

Remarks

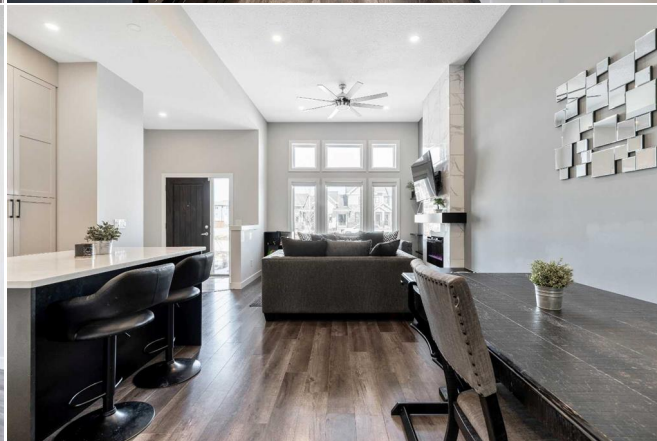
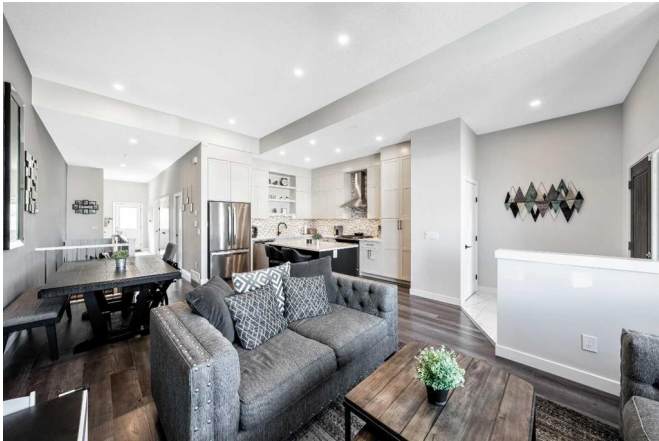
Pub Rmks: **Welcome to ARRIVE at D'Arcy Blvd. This gorgeous unit features modern finishings, master on the main floor, NO CONDO FEES, 10' ceilings, tons of pot lights, quartz countertops with full height cabinetry, laminate flooring, main floor laundry and a fully finished basement with 2 more bedrooms and bathroom. A DOUBLE DETACHED GARAGE and low maintenance landscaping equates to easy living. You will enjoy the location too with miles of nature pathways, lots of convenient shopping, quick and easy access to Okotoks and Calgary, a golf course next door and so much more to come. Book your showing today with your favourite Realtor! Garage door opener**

Inclusions:  
Property Listed By: **CIR Realty**

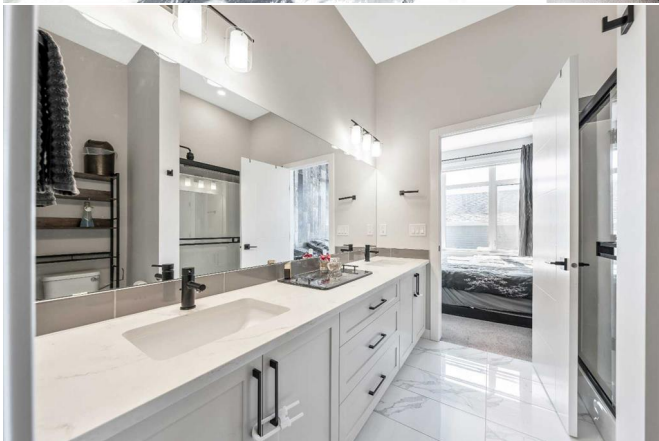
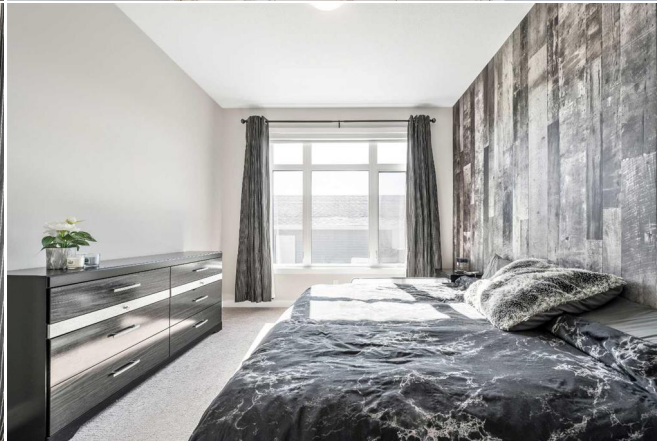
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



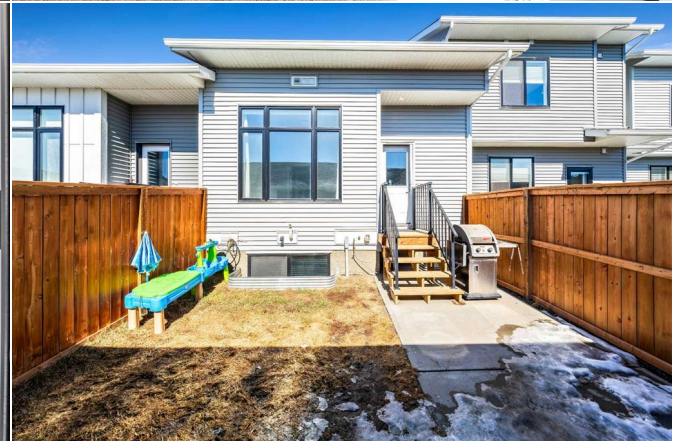




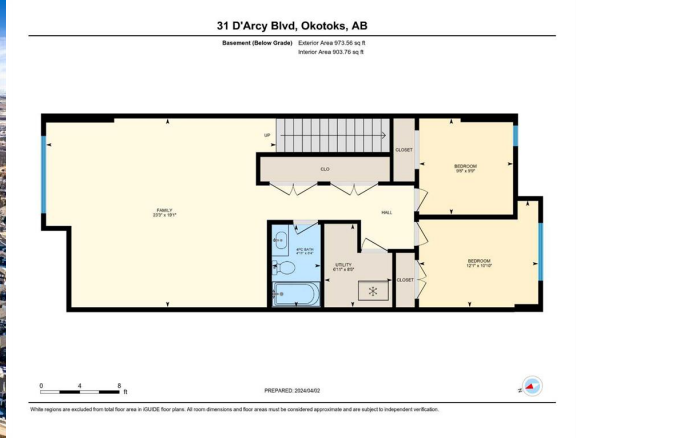
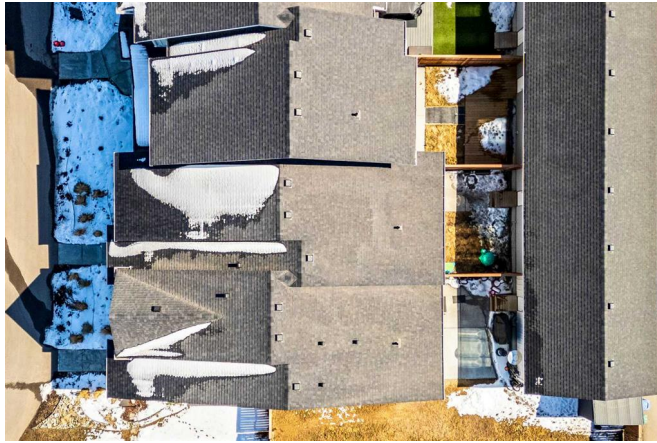














## 31 D'Arcy Blvd, Okotoks, AB

**Main** Exterior Area 1000.34 sq ft  
Interior Area 529.46 sq ft



PREPARED: 2024/04/02



While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.