



THE
A-TEAM

**RE/MAX
FIRST**

31 D'ARCY Boulevard, Okotoks T1S 5S6

MLS®#: **A2136056** Area: **D'arcy Ranch** Listing Date: **05/28/24** List Price: **\$600,000**
 Status: **Active** County: **Foothills County** Change: **-\$20k, 02-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2020** Abv Sqft: **1,010**
Lot Information Low Sqft:
 Lot Sz Ar: **2,230 sqft** Ttl Sqft: **1,010**
 Lot Shape:

DOM

31
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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
2pc Bathroom	Main	3`4" x 7`5"	4pc Ensuite bath	Main	7`10" x 8`0"
Dining Room	Main	7`4" x 11`6"	Kitchen	Main	11`8" x 13`5"
Living Room	Main	11`4" x 15`4"	Mud Room	Main	7`1" x 8`8"
Bedroom - Primary	Main	11`6" x 11`11"	4pc Bathroom	Basement	4`11" x 8`4"
Bedroom	Basement	10`10" x 12`1"	Bedroom	Basement	9`6" x 9`9"
Family Room	Basement	19`1" x 23`3"	Furnace/Utility Room	Basement	6`11" x 8`5"
Entrance	Main	5`9" x 7`3"	Laundry	Main	3`5" x 5`6"

Title: **Fee Simple**
Fee Freq: **Annually**
Legal Desc: **1812221**

Zoning: **NC**

Remarks

Pub Rmks: **This is it! Your new life at 31 D'Arcy Boulevard . Whether you are downsizing or "right" sizing to main floor living, this is a gorgeous home featuring modern finishings, master on the main floor, NO CONDO FEES, 10' ceilings, tons of pot lights, quartz countertops with full height cabinetry, 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!**

Inclusions: **Garage door opener**
Property Listed By: **CIR Realty**

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













