



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 D'ARCY Boulevard, Okotoks T1S5S7**

MLS®#: **A2176792**      Area: **D'arcy Ranch**      Listing Date: **11/06/24**      List Price: **\$629,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2020**      Abv Sqft: **1,014**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,229 sqft**      Ttl Sqft: **1,014**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached**

DOM

**15**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`9" x 7`3"	Living Room	Main	11`7" x 11`2"
Dining Room	Main	7`3" x 12`1"	Kitchen	Main	11`11" x 18`4"
2pc Bathroom	Main	3`5" x 7`7"	Laundry	Main	3`5" x 5`6"
Bedroom - Primary	Main	11`7" x 12`0"	4pc Ensuite bath	Main	7`8" x 8`3"
Bedroom	Basement	10`11" x 14`3"	Bedroom	Basement	9`5" x 11`9"
4pc Bathroom	Basement	4`11" x 8`4"	Family Room	Basement	19`1" x 23`5"
Furnace/Utility Room	Basement	7`3" x 8`4"			

Title:  
**Fee Simple**  
Legal Desc:

**1812221**

Zoning:  
**NC**

Remarks

Pub Rmks: **NO Condo Fees!!!! Welcome to 16 D'Arcy Boulevard. If you are looking to simplify your life with a wonderful low maintenance spacious bungalow, look no further, this home is for you. The open concept main floor living space includes high ceilings, a beautiful fireplace, and an abundance of south facing windows that flood the area with light. The gourmet kitchen includes quartz counters, soft close cabinets and drawers as well as an upgraded stainless steel appliance package with a gas range for the chef in the family. You will love the convenience of the main floor laundry, a powder room for guests, and the perfectly appointed master bedroom with 4 piece ensuite and walk in closet. The basement has been professionally developed by the builder which includes a wetbar, 4 piece bathroom and 2 additional bedrooms. The low maintenance backyard is home to a paved patio area perfect for entertaining as well a detached double car garage with ample storage.**

Inclusions:  
Property Listed By: **Wall Clock, TV Wall Mount  
MaxWell Canyon Creek**

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





