



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 D'ARCY Boulevard, Okotoks T1S 5S7**

MLS® #: **A2198779**      Area: **D'arcy Ranch**      Listing Date: **03/04/25**      List Price: **\$575,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$10k, 12-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **151 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,483**  
 Low Sqft:  
 Ttl Sqft: **1,483**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Level,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Other**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`7"
Kitchen	Main	15`1" x 13`0"
4pc Bathroom	Upper	9`5" x 4`11"
Bedroom	Upper	9`5" x 8`10"
Bedroom - Primary	Upper	13`9" x 12`4"

Room	Level	Dimensions
Dining Room	Main	12`11" x 9`0"
Living Room	Main	13`0" x 13`11"
4pc Ensuite bath	Upper	5`0" x 9`11"
Bedroom	Upper	9`5" x 11`10"
Walk-In Closet	Upper	9`5" x 4`9"

Title:  
**Fee Simple**  
Legal Desc:

**1812221**

Zoning:  
**NC**

Remarks

Pub Rmks: **OPEN HOUSE this Sat & Sunday Mar. 15th & 16th 2-4pm!! 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! Don't hesitate to reach out today to schedule your personal tour!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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













