



**GRASSROOTS**  
REALTY GROUP

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76 D'Arcy Boulevard  
Okotoks, Alberta

MLS # A2223594



**\$599,900**

Division:	D'arcy Ranch		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,018 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.55 Acre		
Lot Feat:	Back Lane, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Samsung frame TV

Like new bungalow nestled in the desirable D'Arcy Ranch community. This beautifully designed attached bungalow features excellent attention to detail in design and finishes. It has extra high ceilings, an open floorplan, and lots of natural light. The kitchen is well designed with lots of cabinets and counter space including a large island and quartz counters. The primary bedroom has a luxurious 4 piece ensuite and a spacious walk-in closet, and there is also laundry on the main floor. Downstairs there is a very big family room, two big bedrooms, lots of storage space, and oversized windows provide lots of natural light. The home also has a double garage, and the shady and private backyard has a maintenance free concrete patio. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.