



GRASSROOTS
REALTY GROUP

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**11 D'arcy Boulevard
Okotoks, Alberta**

MLS # A2235889



\$517,500

Division:	D'arcy Ranch		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,508 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: 80" TV and wall mount.

Experience this exceptional residence in the highly desirable Darcy Ranch community—without any condo or HOA fees. This thoughtfully designed home features an open concept layout filled with abundant natural light streaming through large windows and is enhanced with numerous high-end upgrades throughout. The chef's kitchen showcases elegant quartz countertops, premium stainless-steel appliances, and a convenient breakfast bar, ideal for everyday living and entertaining. Upstairs, there are two generously sized bedrooms, each equipped with walk-in closets and full en-suite bathrooms, providing both comfort and privacy. The unfinished basement offers a versatile space with framing and drywall completed, along with a rough-in for a fourth bathroom, additional bedroom and a cozy family room finish style according to your needs. Additional highlights include a heated double garage with high ceilings—perfect for a vehicle lift or additional storage—and a private backyard retreat with South and West exposure. The expansive 400 sq ft deck is perfect for outdoor entertaining and enjoying sunny days. This prime location provides convenient access to retail, parks, and playgrounds, and the new future GSS school. Commuters will value the easy route to the city. Schedule your private viewing today and take advantage of the seller's offer to include an 80" living room TV—a rare opportunity to own this outstanding home.