



GRASSROOTS
REALTY GROUP

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18 Sage Way
Okotoks, Alberta

MLS # A2250061



\$679,900

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: TV arm over fireplace.

Welcome to your fully air-conditioned home in the heart of D'Arcy Ranch. Perfectly situated on a quiet street just steps from the pond—and close to shopping, schools, and everyday conveniences—this beautifully designed home offers the perfect balance of style, space, and serenity. Step inside to a bright front entry with a coat closet. The main floor features 9' ceilings, a cozy fireplace in the living room, and a sunlit dining area that easily fits a large table and hutch. The chef's kitchen is a true centerpiece with two-tone cabinetry, quartz countertops, stainless steel LG appliances, full-height cabinets, a pantry, and a functional eat-up island. A large window above the sink overlooks your sunny, landscaped backyard—perfect for entertaining or keeping an eye on the kids. Durable vinyl flooring flows seamlessly throughout the main level, while a custom rear cubby system and 2-pc bath add convenience. Upstairs, a spacious bonus room, laundry with built-in shelving, and three bedrooms provide comfort for the whole family. The primary suite easily accommodates a king-sized bed and features a spa-like ensuite, California Closets walk-in system, and stunning mountain views. Two additional bedrooms share a well-appointed 4-pc bath. The basement is open for your future ideas, with a bathroom rough-in already in place and a separate side entrance. Outside, enjoy a beautifully landscaped backyard and an oversized 24' x 24' insulated garage, with extra space beside it for a third vehicle, boat, or toys. At the back entrance, you'll also find a California Closets storage system designed to keep everything organized. This home perfectly combines modern comforts with thoughtful design—don't miss your chance to make it yours!

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