



GRASSROOTS
REALTY GROUP

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**45 Willow Crescent
Okotoks, Alberta**

MLS # A2258807



\$609,900

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,603 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Digital Thermostat, TV Wall Mounts, TV in main room and TV in flex room wall mounted

This stunning 2-storey duplex offers 1,603 sq. ft. of beautifully designed living space in the vibrant community of D'arcy Ranch. From its inviting curb appeal to its thoughtfully planned interior, this home blends modern finishes with everyday functionality. Step inside to a bright and open main floor where large windows fill the space with natural light. The living room is centered around a sleek electric fireplace and flows seamlessly into the dining area, perfect for family gatherings and entertaining. A versatile front flex space provides an ideal home office or study nook. The kitchen is a true standout, featuring quartz countertops, stainless steel appliances, full-height cabinetry, a chic backsplash, and a spacious island with seating. A convenient mudroom with built-in bench and a stylish 2-piece bathroom complete the main floor. Upstairs, a central bonus room creates a cozy retreat for movie nights or playtime. The primary suite is your private getaway with a large walk-in closet and a 3-piece ensuite showcasing a glass shower and quartz vanity. Two additional bedrooms, a 4-piece main bathroom, and upper-level laundry add everyday comfort and convenience. The full, unfinished basement awaits your vision for future development—whether a family recreation area, gym, or guest suite. Outside, enjoy a fully fenced backyard with a raised deck, perfect for summer barbecues, plus the bonus of a double detached garage. Added perks include central air conditioning for year-round comfort. Located in sought-after D'arcy Ranch, you'll have quick access to golf, schools, parks, pathways, shopping, dining, and all the amenities of Okotoks—just minutes from Calgary. Don't miss your chance to see this one today.

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