



GRASSROOTS
REALTY GROUP

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**119 Mountainview Drive
Okotoks, Alberta**

MLS # A2260339



\$599,900

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Move into a brand new home by Anthem Properties and enjoy life in the growing community of D'ARCY, Okotoks. This 3-bedroom, 2.5-bath laned home offers 1,440 sq. ft. of living space with 9' ceilings, luxury vinyl plank flooring, and a bright great room that connects to the dining area and kitchen. The kitchen features quartz countertops, a silgranit sink, stainless steel appliances with gas range, a walk-in pantry, and a flush eating bar. Upstairs includes a spacious primary suite with walk-in closet and ensuite, along with two additional bedrooms, a full bath, and laundry. Built with triple-pane windows, a high-efficiency furnace with HRV, and a 9' basement foundation with side entry for future suite potential (subject to city approval). D'ARCY offers pathways, parks, and golf right at your doorstep, plus a future town centre and quick access to Calgary. (Exterior render and interior photos are representative)