



**GRASSROOTS**  
REALTY GROUP

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**21 Juniper Street  
Okotoks, Alberta**

**MLS # A2262237**



**\$625,000**

<b>Division:</b>	D'arcy Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

**\*\* Open House - SAT, Oct 11 1:00-4:00 \*\*** This is a warm and bright home at the doorstep of the Rockies in the sought-after D'arcy Ranch community. The open but sectioned layout allows you to maximize and personalize the space. Situated on a wide lot with breathtaking mountain views from the two bedrooms. The south-facing backyard and large windows provide all-day sun and natural light throughout. You are invited in by the cozy, covered porch and foyer, to the big and open main floor with 9-foot ceilings, living space, dining room, kitchen with a pantry, front and back closets, and tucked-away half-bath and mudroom. Sparkling quartz countertops, modern cabinets, and high-end stainless steel appliances create a clean and attractive kitchen space with a central oversized island. Upstairs is a large primary bedroom with a double-vanity ensuite and walk-in closet. Separating the primary from well-sized second and third bedrooms is a 4-piece bath and convenient upstairs laundry space. The basement features 9-foot ceilings, bathroom rough-in, egress window, and dedicated utility corner. At the back, you will find a nice-sized deck, private yard, and large double parking space accessed from a paved alley. Upgrades include kitchen appliances, window coverings (blackout in bedrooms), luxury vinyl flooring, and fencing. D'arcy Ranch offers more than a better lifestyle. This community is the first to have a safe-route network separating pedestrian travel from main roads. Nearby are multiple highly rated schools, including a private school now taking applications, and a high school with well-recognised French, arts, and trades programs. There is direct access to HWY 2A to beat the rush to Calgary. The new and expansive shopping district is within walking distance. The scenic walking trail around the pond, free seasonal ice rink, multiple

playgrounds, fitness parks, and new pickle-ball courts are sure to keep you busy. Not to mention the 18-hole D'acry Ranch Golf Club out your back door.