



GRASSROOTS
REALTY GROUP

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24 D'arcy Boulevard
Okotoks, Alberta

MLS # A2263415



\$635,000

Division:	D'arcy Ranch		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: AC-with contract

This upgraded END UNIT bungalow combines modern design, superior finishes, and a convenient location. Perfectly set in the middle of the street, away from the traffic circle and main road, you'll enjoy a quieter setting with plenty of street parking and easy access to nearby walking paths. Inside, soaring VAULTED and cathedral ceilings paired with oversized windows create an incredible sense of light and space. The fabulous floor plan is open yet functional, featuring luxury vinyl plank flooring, a spacious living room, and a full sized dining area that's bathed in natural light with the additional windows (end unit). The kitchen is a showpiece with a gas stove, upgraded hood fan, ceiling height soft close cabinetry, a PANTRY, quartz countertops, and an island. The primary suite is a true retreat with 13' ceilings that add space for even the largest furniture pieces. A generous walk-in closet and ensuite with quartz counters & dual vanity complete the space. A main floor powder room and laundry add convenience, while the back entrance includes a built in bench with ample storage. Classic iron railings lead to the fully finished basement which is fabulous- featuring a huge family room, two oversized bedrooms, and a full bathroom. Large windows bring in plenty of sunshine, making the space feel bright and welcoming. You will notice all the extra features throughout, this home feels brand new and with a Built Green certification. Comfort features like a water softener and air conditioning are already in place, ensuring ease of living year round. The private backyard is maintenance free with low upkeep landscaping, perfect for people on the go, down sizers, or snowbirds. The detached DOUBLE garage is insulated and drywalled, providing excellent storage and functionality. And with absolutely NO CONDO FEES, you'll love the freedom of ownership without

extra costs. This stylish, move in ready home delivers modern upgrades, a fabulous floor plan, and a highly desirable location close to walking paths and amenities and quick access to Calgary. Check out the virtual tour!