



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**369 D'arcy Ranch Drive
Okotoks, Alberta**

MLS # A2279067



\$589,999

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: TV & TV Wall mount on wall in bonus room

Welcome to this beautifully built Morrison Homes half duplex offering a functional, open-concept design and thoughtful upgrades throughout. The spacious foyer welcomes you with 9-foot knockdown ceilings and luxury vinyl plank flooring that flows seamlessly across the main level. The dining area features large picture windows overlooking the entrance to D'arcy Ranch Golf Course. The kitchen is well equipped with a large quartz island, full-height cabinetry, trendy subway tile backsplash, and an upgraded stainless steel appliance package. The south-facing living room is filled with natural light, creating a warm and inviting atmosphere. Upstairs, the primary bedroom easily accommodates a king-sized bed and furniture and includes a generous walk-in closet and a 3-piece ensuite with a walk-in shower. A second well-sized bedroom has convenient access to a 4-piece bathroom. The lofted bonus room is perfect for relaxing and can easily be converted into a third bedroom if desired. Second-floor laundry adds everyday convenience. The undeveloped basement offers a large window, bathroom rough-in, and endless potential for future development. Additional features include air conditioning, a water softener, a fully fenced yard, and a double detached garage. Located in a desirable community with golf course views, this home combines quality craftsmanship, comfort, and flexibility—ready to meet your lifestyle needs.