



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

MLS # A2294732



\$649,900

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,494 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Why wait to build when you can move right in? This beautifully maintained, like-new D'Arcy Ranch semi-detached offers over 2,000 sq. ft. of fully developed living space, including a finished basement and a sun-soaked south-facing backyard. From the moment you step inside, the meticulous care put into this home is evident. Luxury vinyl plank flooring runs throughout the main level, connecting the front dining area, kitchen, and living room. The chef's kitchen is beautifully finished with ceiling-high cabinetry, soft-close drawers, quartz countertops, and thoughtful upgrades throughout. A warm living area overlooks the fully landscaped backyard through a large picture window, while a stylish two-piece bathroom completes the main floor. Upstairs, two spacious secondary bedrooms, an upgraded main bathroom, and convenient upper-floor laundry surround a generous primary retreat with a beautifully appointed ensuite. The fully finished basement is equally impressive — 9-foot ceilings, oversized windows, and vinyl plank flooring create a bright, open atmosphere. This level adds a bedroom, a newly finished full bathroom, a recreation room, and ample storage. Outside, the fully landscaped backyard is perfect for relaxing or entertaining, complemented by a detached double garage with excellent parking and storage. Ideally located close to shopping, playgrounds, walking paths, bike trails, and D'Arcy Ranch Golf Course — and just a short walk to downtown Okotoks — this home delivers the best of convenience and lifestyle. Move-in ready, impeccably maintained, and loaded with upgrades.