



**20 Iris Crescent
Okotoks, Alberta**

MLS # A2297308



\$685,000

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,469 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

Located on the north end of charming Okotoks in D'arcy Ranch, this newer, non-condo perfect-condition 2100 sq ft home featuring 4 bedrooms, and an oversized double garage is what you have been patiently waiting for. Highlights: • Builder finished legal basement suite • Bright & beautifully laid out, upgraded home • Large, insulated garage offering space for more than just 2 cars • Fully landscaped • Quiet location • Near major thru fares & services • Move in condition. The 9-ft high main floor with textured ceiling & LVP flooring opens to a bright family room leading to the dining area, with a fully upgraded kitchen at the back. The main floor kitchen makes an immediate statement with its rich 2-tone cabinetry, bright quartz countertops, and subway backsplash that adds depth & character. Upgraded appliances include chimney hood fan, 3-door fridge with bottom freezer, stylish stove, AND built-in microwave oven giving a contemporary edge while the oversized island provides both gathering space and practical prep area. The stairs lead up to a loft opening to the primary bedroom on 1 side with an ensuite featuring a 5-ft shower with glass door, 2 bedrooms on the other side, a stylish main bathroom, and a dedicated laundry room for everyday convenience. A separate side entrance leads down to a fully legal one-bedroom suite with its own kitchen (featuring its own window), living room, laundry, and bathroom. The fenced backyard is no-maintenance featuring CONCRETE patio. Near the D'arcy Ranch Golf Club and the D'arcy Crossing shopping area, and just steps from the new K-9 Separate School (projected completion Fall 2027), you'll love the walkability and community feel. And enjoy quick access for an easy commute to Calgary if necessary. Discover a gentler life in Okotoks in a perfect condition home for

the safe choice.