

# \$517,500 - 11 D'arcy Boulevard, Okotoks

MLS® #A2235889

**\$517,500**

2 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.05 Acres

D'arcy Ranch, Okotoks, Alberta

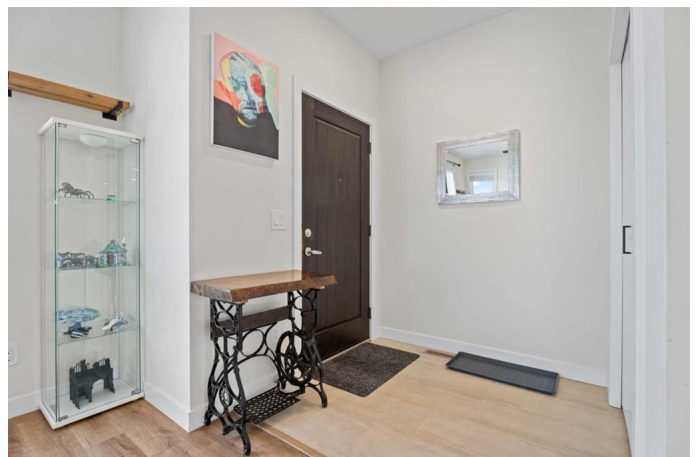
Experience this exceptional residence in the highly desirable Darcy Ranch communityâ€”without any condo or HOA fees. This thoughtfully designed home features an open concept layout filled with abundant natural light streaming through large windows and is enhanced with numerous high-end upgrades throughout.

The chefâ€™s kitchen showcases elegant quartz countertops, premium stainless-steel appliances, and a convenient breakfast bar, ideal for everyday living and entertaining. Upstairs, there are two generously sized bedrooms, each equipped with walk-in closets and full en-suite bathrooms, providing both comfort and privacy.

The unfinished basement offers a versatile space with framing and drywall completed, along with a rough-in for a fourth bathroom, additional bedroom and a cozy family room finish style according to your needs.

Additional highlights include a heated double garage with high ceilingsâ€”perfect for a vehicle lift or additional storageâ€”and a private backyard retreat with South and West exposure. The expansive 400 sq ft deck is perfect for outdoor entertaining and enjoying sunny days.

This prime location provides convenient access to retail, parks, and playgrounds, and



the new future GSS school. Commuters will value the easy route to the city. Schedule your private viewing today and take advantage of the seller's offer to include an 80" living room TV—a rare opportunity to own this outstanding home.

Built in 2019

### Essential Information

MLS® #	A2235889
Price	\$517,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 D'arcy Boulevard
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5S6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage, On Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	57
Zoning	NC

## Listing Details

Listing Office	RE/MAX Complete Realty
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