

# \$525,000 - 11 D'arcy Boulevard, Okotoks

MLS® #A2235889

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.05 Acres

D'arcy Ranch, Okotoks, Alberta

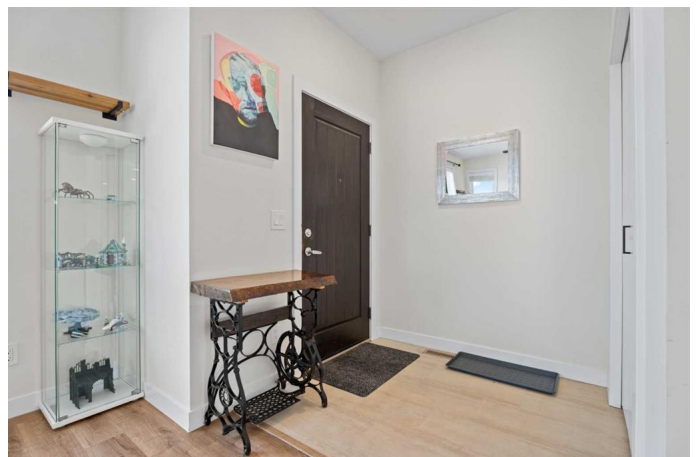
Experience this exceptional residence in the highly desirable Darcy Ranch community—without any condo or HOA fees. This thoughtfully designed home features an open concept layout filled with abundant natural light streaming through large windows and is enhanced with numerous high-end upgrades throughout.

The chef'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 ceilings—perfect for a vehicle lift or additional storage—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          | \$525,000     |
| 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, Unfinished, Partially Finished                                                                |

## 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 | 45              |
| Zoning         | NC              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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