

# \$684,900 - 18 Sage Way, Okotoks

MLS® #A2250061

## \$684,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft  
Residential on 0.09 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to your fully air-conditioned home in the heart of D'Arcy Ranch. Perfectly situated on a quiet street just steps from the pond and close to shopping, schools, and everyday conveniences—this beautifully designed home offers the perfect balance of style, space, and serenity. Step inside to a bright front entry with a coat closet. The main floor features 9' ceilings, a cozy fireplace in the living room, and a sunlit dining area that easily fits a large table and hutch. The chef's kitchen is a true centerpiece with two-tone cabinetry, quartz countertops, stainless steel LG appliances, full-height cabinets, a pantry, and a functional eat-up island. A large window above the sink overlooks your sunny, landscaped backyard—perfect for entertaining or keeping an eye on the kids. Durable vinyl flooring flows seamlessly throughout the main level, while a custom rear cubby system and 2-pc bath add convenience. Upstairs, a spacious bonus room, laundry with built-in shelving, and three bedrooms provide comfort for the whole family. The primary suite easily accommodates a king-sized bed and features a spa-like ensuite, California Closets walk-in system, and stunning mountain views. Two additional bedrooms share a well-appointed 4-pc bath. The basement is open for your future ideas, with a bathroom rough-in already in place and a separate side entrance. Outside, enjoy a beautifully landscaped backyard and an oversized 24' x 24' insulated garage,



with extra space beside it for a third vehicle, boat, or toys. At the back entrance, youâ€™ll also find a California Closets storage system designed to keep everything organized. This home perfectly combines modern comforts with thoughtful designâ€”donâ€™t miss your chance to make it yours!

Built in 2023

**Essential Information**

MLS® #	A2250061
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	18 Sage Way
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5R8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Zoning	TN

## Listing Details

Listing Office	KIC Realty
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