

\$635,000 - 24 D'arcy Boulevard, Okotoks

MLS® #A2263415

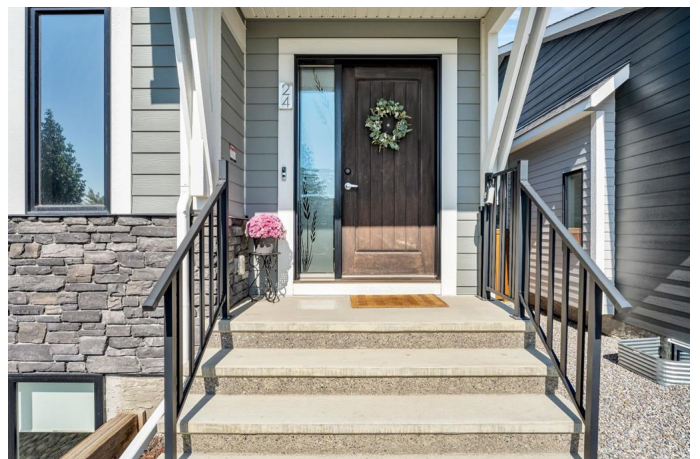
\$635,000

3 Bedroom, 3.00 Bathroom, 1,027 sqft

Residential on 0.04 Acres

D'arcy Ranch, Okotoks, Alberta

This upgraded END UNIT bungalow combines modern design, superior finishes, and a convenient location. Perfectly set in the middle of the street, away from the traffic circle and main road, you'll enjoy a quieter setting with plenty of street parking and easy access to nearby walking paths. Inside, soaring VAULTED and cathedral ceilings paired with oversized windows create an incredible sense of light and space. The fabulous floor plan is open yet functional, featuring luxury vinyl plank flooring, a spacious living room, and a full sized dining area that's bathed in natural light with the additional windows (end unit). The kitchen is a showpiece with a gas stove, upgraded hood fan, ceiling height soft close cabinetry, a PANTRY, quartz countertops, and an island. The primary suite is a true retreat with 13' ceilings that add space for even the largest furniture pieces. A generous walk-in closet and ensuite with quartz counters & dual vanity complete the space. A main floor powder room and laundry add convenience, while the back entrance includes a built in bench with ample storage. Classic iron railings lead to the fully finished basement which is fabulous- featuring a huge family room, two oversized bedrooms, and a full bathroom. Large windows bring in plenty of sunshine, making the space feel bright and welcoming. You will notice all the extra features throughout, this home feels brand new and with a Built Green certification. Comfort features like a water softener and air



conditioning are already in place, ensuring ease of living year round. The private backyard is maintenance free with low upkeep landscaping, perfect for people on the go, down sizers, or snowbirds. The detached DOUBLE garage is insulated and drywalled, providing excellent storage and functionality. And with absolutely NO CONDO FEES, youâ€™ll love the freedom of ownership without extra costs. This stylish, move in ready home delivers modern upgrades, a fabulous floor plan, and a highly desirable location close to walking paths and amenities and quick access to Calgary. Check out the virtual tour!

Built in 2020

Essential Information

MLS® #	A2263415
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,027
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	24 D'arcy Boulevard
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air, Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	NC

Listing Details

Listing Office	CIR Realty
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