

\$595,000 - 363 D'arcy Ranch Drive, Okotoks

MLS® #A2157882

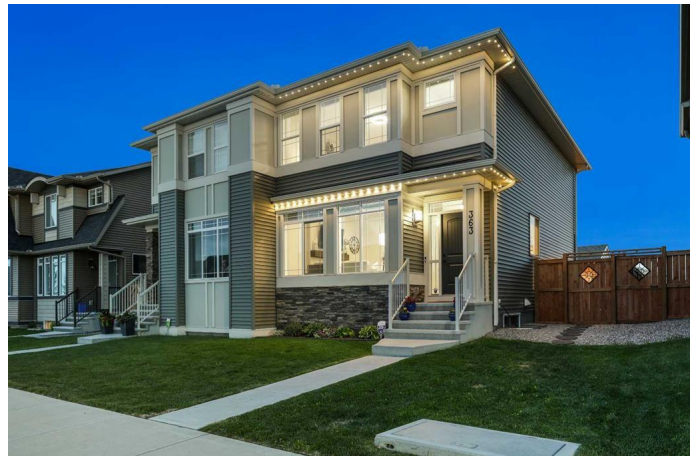
\$595,000

2 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.07 Acres

D'arcy Ranch, Okotoks, Alberta

WELCOME to this AIR-CONDITIONED, IMMACULATE 2 Storey Half Duplex that has 1601 Sq Ft of DEVELOPED Living Space, 2 Bedrooms, a Den/Office area, 3 Bathrooms (incl/2 EN-SUITES), a DETACHED DOUBLE (HEATED) GARAGE w/PAVED ALLEY Access, + a 14' X 12' DECK on a 3027 Sq Ft LOT in the Community of D'ARCY RANCH in OKOTOKS!!! Upon arriving, you will be greeted by great curb appeal with low-maintenance landscaping that includes grass, rocks, and circular rubber stepping mats leading to the fenced yard, complemented by eye-catching lighting. A Front Covered Porch INVITES you into the Foyer where you see the 9' CEILINGS, Vinyl Plank, + NEUTRAL Colour Tones throughout. This OPEN-CONCEPT Floor Plan has a Living Room w/ELECTRIC Fireplace for those COZY nights when it's chilly out or LOUNGE on the couch reading a book, a Den/Office to the side of the stairs providing QUIET FOCUS when working, + a Dining Room for those FAMILY or FRIENDS sharing a meal. This SLEEK Kitchen has Floor-to-Ceiling 2-toned Cabinetry for plenty of STORAGE, Tiled Herringbone Backsplash, SS Appliances (Induction/Convection Oven), GRANITE Countertops incl/ISLAND that has a BREAKFAST BAR area for the On-The-Go Meals, + a LARGE Pantry (More Storage). There is the 2 pc Bathroom, + a closet by the MUD Room. The door has easy access to the SW Facing Backyard. Heading to the carpeted



upper floor is the METAL/WOOD Railings, where a BONUS Room can be ENJOYED watching Movies together or playing Card Games or used as an additional Office area. The PRIMARY Bedroom has 3 Windows allowing in NATURAL Lighting, a WALK-IN Closet, a 4 pc EN-SUITE has Dual Sinks w/QUARTZ countertop, + a standing Glass Shower. The 6'11" X 5'3" LAUNDRY Room is roomy for a FAMILY, + a 2nd GOOD-SIZED Bedroom incl/4 pc EN-SUITE w/QUARTZ countertops, + a Soaker Tub. The 784 Sq Ft Undeveloped Basement is ready for whatever you ENVISION as it offers a blank canvas for POTENTIAL EXPANSION or CUSTOMIZATION to suit your needs. It has a Recreation area for additional living or entertainment areas, a Flex area which can be used as a gym, + a Utility Room. There is a Kinetico water softener. Adding to its charm, this property boasts a southwest-facing backyard, ensuring ample sunlight throughout the day. This orientation is perfect for those who appreciate natural light or sunny outdoor spaces. Whether you RELAX on the deck, gardening, or entertaining guests, you'll benefit from the WARMTH provided by the sun from morning until evening. The southwest exposure also enhances the appeal of the outdoor living areas, making it an inviting retreat for enjoying Okotoks' pleasant weather during various seasons. The exposed aggregate patio for the outdoor cooking area, + a deck made of composite boards is comfortable, + practical for this space. The Community of D'arcy Ranch has a Golf Course, + plenty of amenities such as restaurants, shopping, business area, walking paths, + more. Take a drive out to experience this GORGEOUS HOME, book a showing TODAY!!!

Built in 2020

Essential Information

MLS® #	A2157882
Price	\$595,000
Sold Price	\$592,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	363 D'arcy Ranch Drive
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5T5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Close to Clubhouse, Flag Lot, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 9th, 2024
Days on Market	17
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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