

\$554,900 - 3 D'arcy Boulevard, Okotoks

MLS® #A2249769

\$554,900

3 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.05 Acres

D'arcy Ranch, Okotoks, Alberta

Imagine your beautifully maintained new home where every detail has been designed for your comfort, style and ease of living where the only thing left to do is move in. Imagine stepping inside and feeling the warmth of natural sunlight pouring through the windows and illuminating the bright open floor plan. Rich luxury vinyl plank flooring and 9-foot ceilings create an airy elegance, while upgraded lighting and cabinetry add a touch of sophistication. Imagine catching up with friends or relaxing with your family at the end of the day in the spacious living room. Just picture yourself creating gourmet meals in the showstopping kitchen with its gleaming quartz counters, a sit-up island for morning coffee, stainless steel appliances, and endless cupboard space. It's the heart of the home where meals and memories will be made. Just off the back entrance, a smartly designed mudroom and tucked-away powder room add function and convenience. Upstairs, you'll discover two expansive primary suites, each with its own luxurious ensuite and bright, big windows and walk in closets. The laundry is thoughtfully placed on this level as well, making everyday living a little bit more effortless. Imagine a fully finished basement that extends your living space with a third bedroom, a full bathroom, a large family room and some storage space. It is perfect place for movie nights or a private retreat for guests. Outside, the landscaped, south-facing yard is ready for summer barbecues, playtime with the



kids, or a safe space for pets. Imagine 3 bedrooms, 3.5 bathrooms and 2100 sq ft of air-conditioned home that keeps you cool in the summer and the smart home technology to keep you warm and comfortable in the winter. The large double garage adds storage, parking, and privacy, the finishing touch to this move-in-ready home. D'Arcy Ranch is one of Okotoks's most sought-after areas but its more than just a location—it's a lifestyle. Imagine morning walks along the many pathways, a round of golf that is just around the corner, the shopping, dining, and the charm of downtown Okotoks that is only minutes away. Stop imagining, book your showing now, and start enjoying!

Built in 2019

Essential Information

MLS® #	A2249769
Price	\$554,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3 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, On Street

of Garages 2

Interior

Interior Features High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025

Days on Market 7

Zoning NC

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.