

217 D'arcy Ranch Drive  
Okotoks, Alberta

MLS # A2287247



**\$625,000**

**Division:** D'arcy Ranch

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,403 sq.ft. **Age:** 2020 (6 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached, Oversized

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** TN

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Stone Counters

**Inclusions:** None

Welcome to this beautifully designed semi-detached home in the vibrant community of D'Arcy Ranch, where comfort, style, and everyday convenience come together perfectly for families and first-time buyers alike. Offering 1,403 sq ft of thoughtfully designed living space, this bright and inviting home features 4 bedrooms and 3.5 bathrooms, with an abundance of natural sunlight streaming through large windows to create a warm, uplifting atmosphere throughout. The main floor showcases modern contemporary finishes and stylish lighting, highlighted by upgraded white cabinetry stretching to the ceiling, clean white subway tile backsplash, stainless steel appliances, and elegant quartz countertops throughout. The cozy electric fireplace with custom shiplap surround adds charm and character. The perfect place to unwind after a long day. Upstairs, the spacious primary suite offers a peaceful retreat complete with a walk-in closet and beautiful views overlooking the D'Arcy Ranch Golf Course, with a peek-a-boo glimpse of the Rocky Mountains. Additional bedrooms provide flexibility for growing families, guests, or a home office. The fully finished basement expands your living space with a fourth bedroom, a modern 3 piece bathroom, and plenty of storage, ideal for teens, guests, or multi-generational living. Step outside to enjoy the large rear deck overlooking the sunny southeast backyard, perfect for summer barbecues, morning coffee, or simply soaking up the sunshine. The oversized double garage adds everyday convenience and extra storage. With striking rooflines, excellent curb appeal, and a popular blue colour palette, this home stands out from the moment you arrive. Located right beside D'Arcy Ranch Golf Club and the D'Arcy Crossing shopping area, and just steps from the new K-9 Separate School (projected completion Fall 2027),

you'll love the walkability and community feel. Plus, enjoy quick access for an easy commute to Calgary.