

# \$869,900 - 336 D'arcy Ranch Drive, Okotoks

MLS® #A2207953

**\$869,900**

2 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.12 Acres

D'arcy Ranch, Okotoks, Alberta

Stunning executive bungalow backing onto D'Arcy golf course. This Morrison built villa, is one of the largest floorplans on the street. Main floor features 10' ceilings and luxury vinyl plank through out. The flex room offers a quiet space and could easily be fully enclosed for more privacy. Electric fireplace offer ambiance and gives some separation to the main living area. Living room has electric fireplace and floor plugin (in case you need to plug in your recliner). There's no shortage of storage in the kitchen with double pantry and white cabinets that extend to the ceiling. Stainless steel appliances include French door refrigerator, gas stove and dishwasher with S/S tub. The large window provides plenty of light and a open view. The primary bedroom offers loads of room for a king-sized bed and dressers. Ensuite is separated by a pocket door and features heated floor, double "comfort height" sinks oversized shower and separate WC. Walk THROUGH the closet into the laundry room! Such a great design. Mudroom offers bench and hooks and leads to the extra tall garage- space for a car lift if desired. The garage has conduit run to the electrical panel making it easier to wire for an EV. Basement was professionally finished and includes a huge rec area with room for a pool table (will sell separately). Second bedroom and 4 piece bathroom is tucked away. The family/TV room could easily be turned into a THIRD bedroom. Plenty of storage in the utility room. With WIFI controlled irrigation, you can operate the



sprinklers from anywhere! These villas DO NOT have any additional fees.

Built in 2021

### Essential Information

MLS® #	A2207953
Price	\$869,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	336 D'arcy Ranch Drive
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5T4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	April 3rd, 2025
Days on Market	37
Zoning	TN

## Listing Details

Listing Office	RE/MAX Complete Realty
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