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30 D'arcy Boulevard
Okotoks, Alberta

MLS # A2179737

\$597,500



Division:	D'arcy Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Electric Fireplace		

Welcome to this GORGEOUS FORMER SHOW HOME built by Partner's Development with NO CONDO FEES! Featuring over 2185sqft of meticulously designed living space. Offering an open-concept layout, you'll find premium finishes, upgraded flooring, modern lighting, and more—creating a cohesive, luxurious aesthetic throughout the space. Ideally located with stunning mountain views, this home also features numerous upgrades that make it truly one-of-a-kind. The main floor has a bright, open layout with spacious living and dining areas that flow seamlessly into the chef's kitchen—ideal for entertaining or enjoying everyday family time. The kitchen is complete with high-end Samsung induction stove with double oven and four-door fridge (2022). Enjoy ample counter space, a large island, sleek two-tone cabinetry, a beautiful backsplash, and top-tier appliances for the perfect cooking experience. A sleek Samsung stainless steel 3-shelf dishwasher installed in June 2024 ensures easy cleanup and maximum efficiency. The custom butler's pantry designed and installed by Denca Cabinets in October 2022 is a dream for anyone who loves to entertain or needs extra storage space. Upstairs you will find dual primary bedrooms both with spacious ensuites and ample closet space. One of the bedrooms offers mountain views, adding a serene and tranquil atmosphere to your daily retreat. Enjoy the convenience of upstairs laundry close to both primary bedrooms. The bright, professionally finished basement is complete with a large family room/rec room, good-sized 3rd bedroom and another well appointed full bath. The beautifully landscaped, low-maintenance yard offers a private outdoor space, fully fenced for added security and privacy—perfect for relaxation or outdoor gatherings. The spacious double detached garage offers plenty of

room for vehicles and additional storage. Plus, enjoy peace of mind with a new Liftmaster belt drive overhead garage door opener with built-in camera (installed September 2024). This exceptional home offers a perfect combination of luxury, space, and location. Whether you're a growing family, professional couple, or someone who appreciates high-end finishes and a flexible layout, this home checks all the boxes.