

# \$884,899 - 336 D'arcy Ranch Drive, Okotoks

MLS® #A2207953

**\$884,899**

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 an 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          | \$884,899           |
| 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, Villa |
| 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 | 5               |
| Zoning         | TN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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