

# \$599,800 - 47 Willow Crescent, Okotoks

MLS® #A2265501

**\$599,800**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.07 Acres

D'arcy Ranch, Okotoks, Alberta

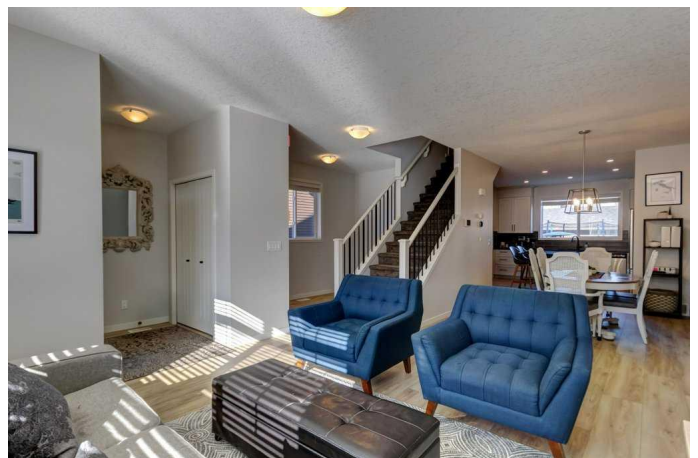
**\*\*OPEN HOUSE | SAT NOV 1 , 2-3:30PM\*\***

SKIP THE WAIT. SKIP THE MARKUP. GET THE NEW BUILD FEEL WITHOUT THE NEW BUILD HASSLE!!! This 2-storey semi in D'Arcy Ranch delivers over 2000 sq. ft. of livable space with 3 beds, and 2.5 baths....perfect for first-time buyers, growing families, or people that work from home, with its hybrid intentional layout.

The original owners have lovingly maintained this home and added thoughtful upgrades, including new updated flooring since first purchased. The main floor features a bright open-concept layout with large windows that fill the space with natural light. The kitchen is a true showstopper with quartz countertops, stainless steel appliances, a chic tile backsplash, full-height cabinetry, a large island with seating .... and a rare oversized walk-in pantry, providing exceptional storage and convenience not often found in duplexes.

On the other side of the staircase, you'll find a perfectly placed bonus flex space, ideal for a home office, kids' playroom, or quiet study nook...adding versatility and comfort to the main floor layout. A stylish 2-piece bath and a practical mudroom with a built-in bench complete this level.

Upstairs, the spacious primary bedroom offers a walk-in closet and a modern 3-piece ensuite with a glass shower and quartz vanity. Two additional bedrooms, a 4-piece main bath, and



an upper-level laundry room complete this level. The full, unfinished basement offers endless possibilities... ideal for a future rec room, home gym, or guest suite. with not 1, but 2 Egress windows.

Outside, enjoy your concrete patio in the fully fenced backyard that can fit a large trampoline, and still holds space for kids to play in. The high-efficiency heat pump system keeps the home cool like central A/C but at a fraction of the cost, ensuring year round comfort. The property is still under builder warranty for added peace of mind, and the double detached garage offers secure parking and extra storage.

Located close to parks, playgrounds, schools, golf, shopping, and dining ... and with quick access to Calgary...this home truly has it all. Come experience all that life in Dâ€™Arcy Ranch has to offer!

WATCH THE VIDEO OF THE HOME UNDER SUPPLEMENTS.

Built in 2019

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265501               |
| Price          | \$599,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,601                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 Willow Crescent |
| Subdivision | D'arcy Ranch       |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 5S1            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                            |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Other                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full                                                                                                                                                   |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stone, Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 13                 |
| Zoning         | TN                 |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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