

# \$549,900 - 13 Willow Crescent, Okotoks

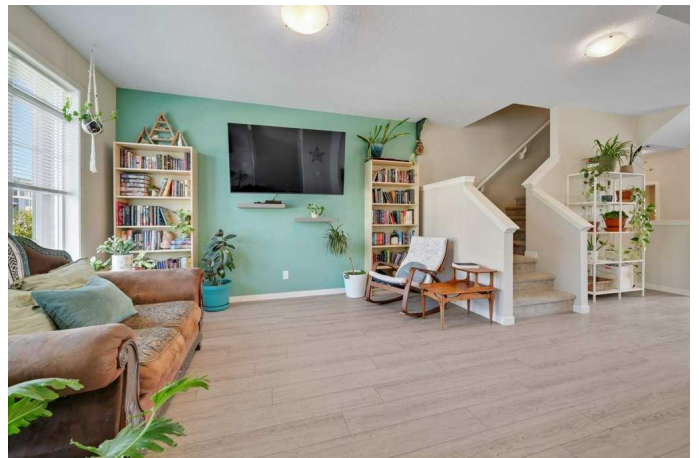
MLS® #A2232530

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,611 sqft  
Residential on 0.07 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to life in D'Arcy™, a thoughtfully planned community in the heart of Okotoks where contemporary living meets small-town charm. This beautifully maintained, original-owner duplex is perfectly situated to offer both convenience and comfort, located just minutes from schools, parks, walking paths, grocery stores, cafes, and all the essential amenities a growing family or professional couple could desire. The vibrant downtown core is a short drive or scenic walk away, filled with locally owned boutiques, inviting restaurants, and the warm spirit that defines Okotoks living. Outdoor enthusiasts will appreciate the proximity to Hemus Parkway, Sandstone Ridge Park, and Haynes Park—ideal for biking, dog walking, or simply enjoying the outdoors. Step inside and be welcomed by an inviting open-concept layout, enhanced by 9-foot ceilings that create a bright and spacious feel throughout the main level. At the front of the home, a versatile flex room offers endless possibilities—use it as a home office, study area, playroom, or cozy reading nook. The heart of the home is the well-appointed kitchen, designed with both style and function in mind. It features elegant quartz countertops, stainless steel appliances, a central island with bar seating, and modern cabinetry that offers plenty of storage space. Over the sink, a large window overlooks the sunny south-facing backyard, allowing natural light to pour into the space while offering a tranquil view—perfect for keeping an eye on



the kids or simply enjoying your morning coffee. Upstairs, the home continues to impress with a spacious and adaptable bonus room, ideal for movie nights, a second family room, or a creative workspace. The primary suite serves as a peaceful retreat with its generous layout, walk-in closet, and private 4-piece ensuite bathroom. Two additional bedrooms are well-proportioned and versatile, whether for children, guests, or a second home office. A full 4-piece bathroom and an upstairs laundry room, conveniently located just off the bonus room, complete the upper level with thoughtful practicality. The unfinished basement provides a blank canvas for future development—whether you envision a home gym, media room, or additional bedroom and bath, the possibilities are endless. Outside, the south-facing backyard is perfect for enjoying long summer evenings and offers ample space for entertaining, gardening, or creating your own outdoor oasis. The home also includes a rear parking pad, offering off-street parking and future garage potential. Stylish, functional, and filled with natural light, this exceptional duplex in Dâ€™Arcy offers a rare opportunity to enjoy the best of Okotoks living in a beautifully designed home. Whether you’re a first-time buyer, growing family, or savvy investor, this property is the perfect place to call home.

Built in 2018

**Essential Information**

MLS® #	A2232530
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,611
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	13 Willow Crescent
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
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Days on Market	7
Zoning	TN

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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