

\$684,900 - 18 Sage Way, Okotoks

MLS® #A2250061

\$684,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.09 Acres

D'arcy Ranch, Okotoks, Alberta

Welcome to your fully air-conditioned home in the heart of D'Arcy Ranch. Perfectly situated on a quiet street just steps from the pond and close to shopping, schools, and everyday conveniences—this beautifully designed home offers the perfect balance of style, space, and serenity. Step inside to a bright front entry with a coat closet. The main floor features 9' ceilings, a cozy fireplace in the living room, and a sunlit dining area that easily fits a large table and hutch. The chef's kitchen is a true centerpiece with two-tone cabinetry, quartz countertops, stainless steel LG appliances, full-height cabinets, a pantry, and a functional eat-up island. A large window above the sink overlooks your sunny, landscaped backyard—perfect for entertaining or keeping an eye on the kids. Durable vinyl flooring flows seamlessly throughout the main level, while a custom rear cubby system and 2-pc bath add convenience. Upstairs, a spacious bonus room, laundry with built-in shelving, and three bedrooms provide comfort for the whole family. The primary suite easily accommodates a king-sized bed and features a spa-like ensuite, California Closets walk-in system, and stunning mountain views. Two additional bedrooms share a well-appointed 4-pc bath. The basement is open for your future ideas, with a bathroom rough-in already in place and a separate side entrance. Outside, enjoy a beautifully landscaped backyard and an oversized 24' x 24' insulated garage,



with extra space beside it for a third vehicle, boat, or toys. At the back entrance, youâ€™ll also find a California Closets storage system designed to keep everything organized. This home perfectly combines modern comforts with thoughtful designâ€”donâ€™t miss your chance to make it yours!

Built in 2023

Essential Information

MLS® #	A2250061
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Sage Way
Subdivision	D'arcy Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5R8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	4
Zoning	TN

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.