

# \$679,900 - 18 Sage Way, Okotoks

MLS® #A2250061

**\$679,900**

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          | \$679,900   |
| 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 | 6                 |
| Zoning         | TN                |

## Listing Details

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

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