

# \$565,000 - 11 Aster Link, Okotoks

MLS® #A2208993

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.06 Acres

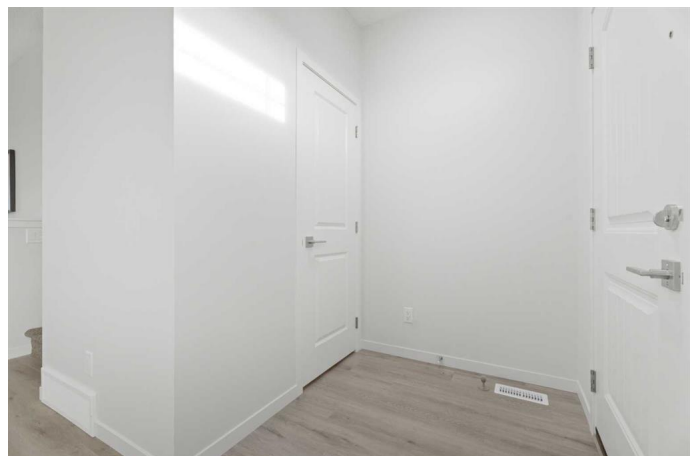
D'arcy Ranch, Okotoks, Alberta

Welcome to this stunning, brand new 3-bedroom, 2.5-bathroom duplex located in the desirable community of D'Arcy Ranch. Thoughtfully designed with modern finishes and quality craftsmanship throughout, this home offers exceptional value and peace of mind with New Home Warranty included.

The open-concept main floor is perfect for entertaining, featuring a stylish kitchen, spacious living area, and large windows that flood the space with natural light. Upstairs, you'll find three generous bedrooms each with its own walk-in closet, including a comfortable primary suite with a private ensuite.

Additional highlights include a separate side entrance, offering the potential for a future suite (pending town approval) or private access for guests or family. Golf, shopping, walking paths, parks, playground (and a future school) nearby make this the ideal location!

Don't miss this incredible opportunity to own a beautiful home in one of Okotoks's most vibrant new communities!



Built in 2024

## Essential Information

MLS® #

A2208993

|                |                        |
|----------------|------------------------|
| Price          | \$565,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,543                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11 Aster Link    |
| Subdivision | D'arcy Ranch     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S5Y1           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Microwave Hood Fan, Washer/Dryer                                          |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Exterior Entry, Full, Unfinished                                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                24  
Zoning                              TN

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.