

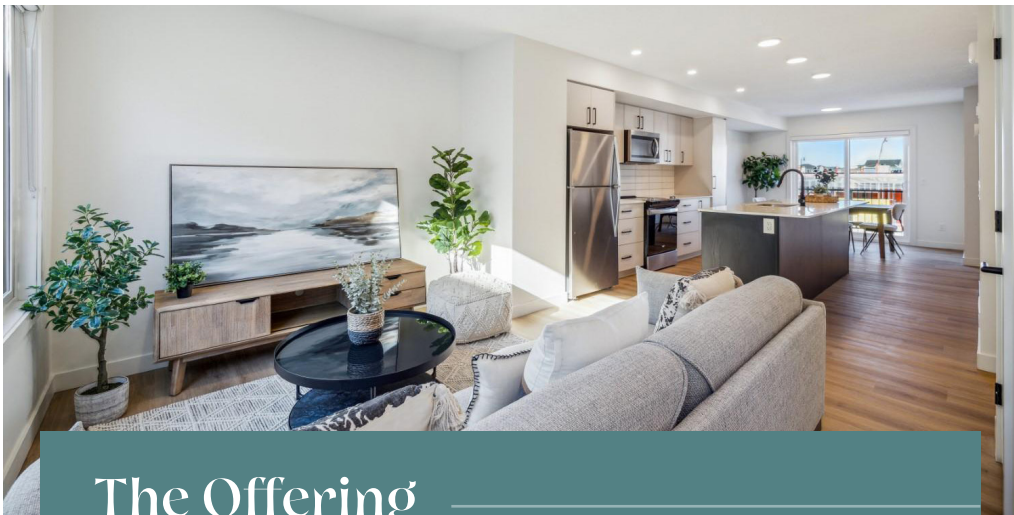
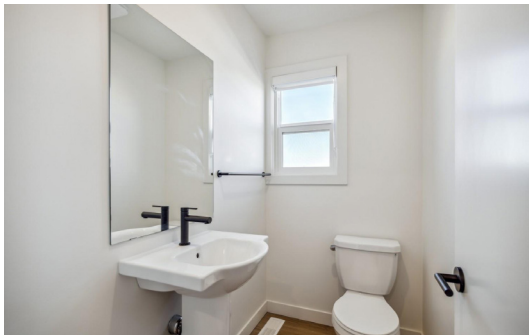
D'Arcy Ranch

TOWNHOMES

38 WILLOW CRESCENT, OKOTOKS, AB



Brand New, 32 Unit, Multi-Family Townhouse Complex
Located in the Growing Town of Okotoks, AB, one of
Calgary's Most Popular Bedroom Communities



The Offering

CBRE's National Investment Team – Calgary (“CBRE”), is pleased to offer for sale a 100% freehold interest in D'Arcy Ranch Townhomes (the “Property”, or the “Offering”). D'Arcy Ranch is a newly constructed, 32-unit stacked-townhome complex located in Okotoks, AB, one of Calgary's most popular bedroom communities. The Property offers a favourable mix of one and three-bedroom townhouse units, along with a detached double garage for each three-bedroom unit. The Property is located in the fast-developing northwest side of Okotoks and is located half a block from the closest national grocer, and within minutes of additional retail amenities.

Investment Highlights



Newly constructed product rarely becomes available for sale in Okotoks, a highly sought after, and fast growing bedroom community of Calgary



Limited rental inventory in Okotoks has resulted in very high demand, providing income stability to investors



Sizable unit sizes at 1,270 SF avg. for the three-bedroom units, and 590 SF avg. for the one-bedroom units, cater to a diverse resident mix



The spacious three-bedroom units each have their own private, detached, double garage



Located in one of the fastest growing neighbourhoods in Okotoks. The Property is located 1/2 a block from a national grocer, minutes away from additional retail amenities, and is located 3-minutes to downtown Okotoks



Attractive, CMHC select financing in-place for a purchaser to assume

Property Details

| | | | | |
|----------------------------|--|-------------------|-----------------|-----------------------|
| Municipal Address | 38 Willow Crescent, Okotoks, AB | | | |
| Property Type | Stacked Townhome Complex | | | |
| Construction | Wood Frame | | | |
| Year Built | 2024 | | | |
| Land Use | Neighbourhood Core District | | | |
| Total Site Size | 39,204 SF (0.90 Acres) | | | |
| Number of Buildings | 2 | | | |
| Suite Mix | Suite Type | # Of Units | Unit Mix | Avg. Unit Size |
| | 3 Bedroom (Upper) | 16 | 50% | 1,270 SF |
| | 1 Bedroom (Lower) | 16 | 50% | 590 SF |
| | Total | 32 | 100% | 930 SF |
| Parking | 32 Stalls (16 Double Attached Garages) | | | |
| Laundry | In-Suite | | | |
| Balconies/Patios | Yes | | | |
| Financing | Existing CMHC select financing to be assumed | | | |

Community Amenities

Proximity to Retail Services & Public Education Options

Green Spaces, Golf Course, Walking Pathways & Parks

1/2 Block to the Closest Grocery Store

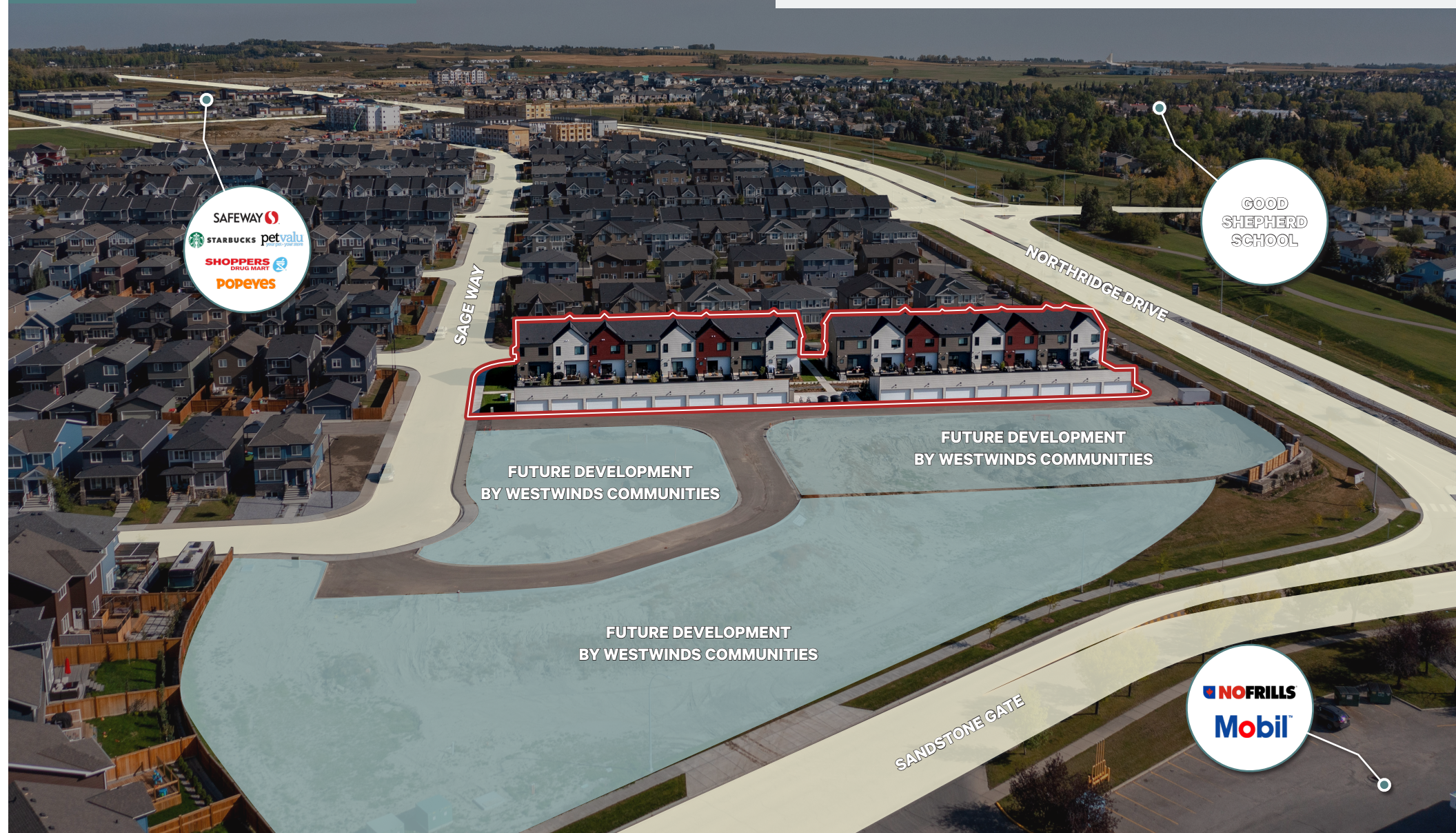
3-Minutes to Downtown Okotoks

Drive Times

| | |
|-----------------------------------|------------|
| Closest Grocery Store (No Frills) | 1 Minute |
| Okotoks Downtown Area | 3 Minutes |
| Queen Elizabeth II Highway | 7 Minutes |
| South Health Campus (Calgary) | 16 Minutes |
| Downtown Calgary | 35 Minutes |
| YYC International Airport | 40 Minutes |

Demographics

| Demographics | 1km Radius | Town of Okotoks |
|---------------------------------|------------------------|--------------------------|
| 2023 Population | 5,222 | 33,761 |
| Population Change (2018 - 2023) | 21.1% | 9.9% |
| Rented Dwellings | 299 (16% of Inventory) | 1,709 (14% of Inventory) |
| 2023 Household Income | \$123,231 | \$132,971 |



SAFeway
STARBUCKS petvalu
SHOPPERS DRUG MART
POPEYES

GOOD SHEPHERD SCHOOL

NOFRILLS
Mobil

FUTURE DEVELOPMENT BY WESTWINDS COMMUNITIES

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Offering Process

D'Arcy Ranch Townhomes are being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

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