



THE
A-TEAM

**RE/MAX
FIRST**

3 DOWNEY Bay, Okotoks T1S 1H7

MLS® #: **A2164767** Area: **Downey Ridge** Listing Date: **09/10/24** List Price: **\$849,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,759**
 Low Sqft:
 Ttl Sqft: **1,759**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Underground Sprinklers,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Tile**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Private Yard**

Construction: **Cedar,Stone**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Granite Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`7" x 14`8"	Kitchen	Main	11`7" x 11`10"
Dining Room	Main	9`3" x 11`10"	Bedroom - Primary	Second	11`9" x 15`0"
Bedroom	Second	9`3" x 10`3"	Bedroom	Second	8`4" x 11`8"
Family Room	Lower	14`10" x 16`9"	Sunroom/Solarium	Lower	9`8" x 15`3"
Laundry	Lower	5`6" x 5`11"	Game Room	Basement	14`3" x 17`10"

Game Room
2pc Bathroom

Basement
Lower

9`6" x 11`3"
5`5" x 7`3"

3pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Second
Second

5`0" x 7`5"
5`0" x 7`7"

Title:
Fee Simple
Legal Desc:

8210288

Zoning:
TN

Remarks

Pub Rmks:

Beautiful One-Owner Family Home with Spectacular Views This exceptional one-owner family home has been meticulously maintained and upgraded over the years, offering comfort and elegance in every detail. The beautifully renovated kitchen features white cabinetry, upscale stainless steel appliances, and vaulted wood ceilings, all flowing into a bright and airy great room filled with natural light thanks to large windows. The home offers three spacious bedrooms, including a master suite with a luxury spa-like ensuite including a huge walk-in shower. The generous-sized family room boasts a gas stone-faced fireplace, and a unique sunroom with in-floor heated tile floors offers a perfect retreat in any season. The lower level is designed for entertainment with a massive rec room, complete with built-in cabinetry and ample storage space. An attached double garage boasts epoxy-coated floors for a clean and durable finish. Located on a SUPERBLY landscaped, pie-shaped ridge lot, this home enjoys unobstructed views to the south and breathtaking mountain views to the west, offering serene and picturesque surroundings. This unique and private home is a pleasure to view and a must-see!

Inclusions:
Property Listed By:

Awning, 3 TV wall mounts
RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











