



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 DOWNEY Place, Okotoks T1S 1H3**

MLS®#: **A2167686**      Area: **Downey Ridge**      Listing Date: **09/20/24**      List Price: **\$554,900**  
 Status: **Active**      County: **Foothills County**      Change: **-\$5k, 28-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **1982**      Abv Sqft: **2,290**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,166 sqft**      Ttl Sqft: **2,290**  
 Lot Shape:

DOM

**38**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Many Trees,Street Lighting,Pie Shaped Lot,Treed**  
 Park Feat: **Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**  
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`3" x 13`1"	Kitchen	Main	14`7" x 12`8"
Living Room	Main	16`7" x 13`3"	4pc Bathroom	Second	7`7" x 5`1"
4pc Ensuite bath	Second	7`7" x 7`6"	Bedroom	Second	10`5" x 11`4"
Bedroom	Second	11`1" x 12`8"	Bedroom - Primary	Second	12`1" x 13`0"
3pc Bathroom	Lower	6`7" x 7`5"	Laundry	Lower	5`6" x 7`7"
Office	Lower	12`10" x 13`2"	Game Room	Lower	12`10" x 15`0"
Storage	Lower	6`9" x 5`1"	Den	Basement	15`6" x 12`1"

**Game Room**

**Basement**

**21`10" x 12`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8210288**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Welcome to your new home! Nestled in a peaceful, family-friendly cul-de-sac in the heart of Okotoks, this charming property combines warmth, character, and endless potential. Its open-concept layout is enhanced by rich maple flooring throughout the foyer, living, and dining areas, vaulted and beamed ceilings, and floor-to-ceiling windows that flood the space with natural light. The front walkway, driveway, and rear patio feature durable exposed aggregate, while the expansive pie-shaped backyard provides privacy and scenic views, backing onto a tranquil walking path. This inviting 4-level split offers 3 bedrooms, 3 bathrooms, a cozy brick fireplace, and a kitchen with a built-in bench, all designed to create a warm and welcoming ambiance. The lower level provides ample storage, including a crawl space, and flexible space for a games or theatre room. The primary bedroom features dual closets and a private 4-piece ensuite. Recent upgrades over the past five years include a new roof, furnace, water tank, doors, windows, and kitchen appliances, making this home move-in ready. Just steps from schools, parks, shopping, and recreation facilities, this home is perfect for family living. The partially finished basement invites your personal touch, and the spacious driveway with backyard access offers room for extra parking or future expansion options. Please note some pictures have been virtually staged.**

Inclusions:  
Property Listed By:

**Stair chair lift can stay, seller can also have them removed  
Real Broker**

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







