



THE
A-TEAM

**RE/MAX
FIRST**

204 DOWNEY Place, Okotoks T1S 1H3

MLS®#: **A2187065** Area: **Downey Ridge** Listing Date: **01/11/25** List Price: **\$554,900**
 Status: **Pending** 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: **5,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,597**
 Low Sqft:
 Ttl Sqft: **1,597**

DOM

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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**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Storage**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`3" x 13`1"	Living Room	Main	16`7" x 13`3"
4pc Ensuite bath	Second	7`7" x 7`6"	Bedroom	Second	11`1" x 12`8"
3pc Bathroom	Lower	6`7" x 7`5"	Office	Lower	12`10" x 13`2"
Storage	Lower	6`9" x 5`1"	Game Room	Basement	21`10" x 12`7"
Kitchen	Main	14`7" x 12`8"	4pc Bathroom	Second	7`7" x 5`1"
Bedroom	Second	10`5" x 11`4"	Bedroom - Primary	Second	12`1" x 13`0"
Laundry	Lower	5`6" x 7`7"	Game Room	Lower	12`10" x 15`0"







