

204 DOWNEY Place, Okotoks T1S 1H3

MLS®#: A2187065 **Downey Ridge** Listing 01/11/25 List Price: **\$554,900** Area:

Status: Pending County: **Foothills County** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: City/Town: Okotoks

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Detached

1982

5,166 sqft

DOM 11

1,597

1,597

<u>Layout</u> Beds:

3 (3) 3.0 (3 0) Baths:

Style:

4 Level Split

4

<u>Parking</u>

Ttl Park:

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

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Den Basement 15`6" x 12`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple TN

Fee Simple
Legal Desc: 8210288

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: N/A

Property Listed By: Real Broker

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









