

204 Downey Place  
Okotoks, Alberta

MLS # A2167686



## \$569,999

<b>Division:</b>	Downey Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Street Lighting, Pie		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** Stair chair lift can stay, seller can also have them removed

Welcome to your new home! Tucked away in a quiet, family-friendly cul de sac in the heart of Okotoks, this stunning property offers endless possibilities with its open floor plan and recent upgrades. Boasting rich maple flooring throughout the foyer, living, and dining rooms, and vaulted, beamed ceilings, this home radiates warmth and character. The front walkway, driveway, and rear patio feature durable exposed aggregate finishes, while the large pie-shaped backyard offers privacy, backing onto a scenic walking path. This 4-level split includes 3 bedrooms, 3 bathrooms, a cozy brick fireplace, a corner kitchen with a built-in bench, and large front windows that flood the space with natural light. The lower level provides ample storage, including a crawl space, and plenty of room for a games room or theatre room. Upgrades in the last 5 years include; new roof, furnace, water tank, doors, windows, and kitchen appliances, making this home move-in ready. Located steps from schools, parks, shopping, and recreation, this property is perfect for family living. The partially finished basement awaits your personal touch, while the spacious driveway and backyard access offer flexibility for additional parking or building options.