



**GRASSROOTS**  
REALTY GROUP

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**203 Welch Place  
Okotoks, Alberta**

**MLS # A2242329**



**\$589,900**

<b>Division:</b>	Downey Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Crown Molding, High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** hutch and island in basement

\*\*\*OPEN HOUSE SATURDAY, JULY 26 FROM 1-4PM\*\*\* Welcome to this warm and inviting home, tucked away on a quiet, family-friendly cul-de-sac in north Okotoks&mdash;perfectly situated for an easy commute to Calgary and just minutes from schools, parks, shopping, and the rec centre. Brimming with charm and character, this spacious home features vaulted ceilings and hardwood floors throughout the main and upper levels. The main floor offers a fantastic floor plan with a large living room, a formal dining room which is perfect for hosting family and friends and a well-appointed kitchen with beautiful bay window, updated stainless steel appliances, ample cabinetry, and generous counter space. Step out onto your private, west facing deck and enjoy cozy evenings by the firepit. You'll also find extra storage tucked under the deck. Back inside, you'll also find a welcoming family room with a wood-burning fireplace, a versatile bedroom perfect for a home office, a 2-piece bathroom, and a convenient laundry room. Upstairs, the primary bedroom offers a peaceful retreat with its own 3-piece ensuite and abundant closet space, along with two additional bedrooms to accommodate family or guests. The fully developed walkout basement is currently set up as the perfect space for a college student or mother-in-law, complete with a kitchenette, living area, bedroom, and full 4-piece bath. This home has seen numerous thoughtful updates: all Poly-B plumbing and windows have been professionally replaced, the fridge and dishwasher are new, and the hot water tank, A/C unit, and washer/dryer have all been updated in recent years. The furnace was replaced in 2012. This one truly checks all the boxes for comfort, functionality, and location. Check out the tour for a virtual walk through of this amazing home!

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