



GRASSROOTS
REALTY GROUP

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**606 Downey Place
Okotoks, Alberta**

MLS # A2255885



\$647,800

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,857 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Gazebo, sheds, garage heater, cupboards in garage

Welcome to this beautifully presented air conditioned home, with large yard, situated in a quiet cul de sac in the popular community of Downey Ridge just steps from a park. This home backs and sides onto walking paths and has many recent updates including triple pane windows, shingles, renovated ensuite with heated floors, and new blinds throughout. As you walk into the home you are impressed with the vaulted ceilings, gleaming hardwood floors and an abundance of natural light. After a long day relax in the living room which overlooks the front of the home and features New Electric Blinds. Entertain in the formal dining room with its high ceiling and neutral decor or have a cozy family dinner in the breakfast nook. The kitchen features dark stained cabinets, stainless steel appliances and lots of counterspace. Step outside onto the multilevel large deck which features a lovely gazebo - a great place to host get togethers whilst overlooking the large yard with mature trees. The spacious family room features a gas fireplace with stone hearth and gorgeous hardwood floors and overlooks the deck and rear yard. Completing this level is a laundry room with built in cabinets and a half bath with updated vanity with quartz counters. On the upper floor are 3 good sized bedrooms all with walk in closets. The primary bedroom features a bay window, walk in closet with built ins, and a newly renovated ensuite with heated floors, a tiled corner shower, lovely stand alone soaker tub and a modern vanity. Completing this level is a 4 piece family bathroom with a large vanity. In the fully finished basement is a large games room, a gym, a 3 piece bathroom and an office or bedroom #4 (windows are not to current size code). There is a large storage room too. The front attached double garage is heated. This is a great home with a large mature yard and shows

beautifully and must be viewed to be appreciated. The location of this home means that you can immediately access the walking path system and it is situated close to schools and the rec centre. View 3D/Multi Media/Virtual Tour.