



GRASSROOTS
REALTY GROUP

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97 Downey Road
Okotoks, Alberta

MLS # A2268185



\$539,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Two garden sheds; winch in garage

This immaculately clean 3-bedroom family home has been lovingly cared for by its original owner and is very well maintained. The main floor has an easy flow and is flooded with natural light. There is a large living/dining room, separate family room with real hardwood and a gas fireplace, 2-piece washroom, and laundry room. Open and bright, the functional kitchen has a breakfast nook with large windows that overlook the gorgeous back yard. Upstairs, the hall overlooks the living room below. This level has a 4-piece bath and 3 bedrooms, including the 16' x 14' primary with walk-in closet and full ensuite. The dining room opens onto a private deck and a private beautifully landscaped yard with many mature perennials. There is also a south-facing front porch on the front of the home and a lovely little park across the street. The double attached garage is heated and has a small overhead winch. An unfinished basement is wide open for finishing. This home has a convenient location that is minutes from downtown, schools, recreation opportunities, and shopping. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.