



GRASSROOTS
REALTY GROUP

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**17 Welch Crescent
Okotoks, Alberta**

MLS # A2274866



\$499,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting, Storage		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY Dec. 13th from 2-4! Discover this exceptional bungalow in the sought-after community of Downey, known for its charm and established atmosphere. This home has undergone extensive renovations, with recent updates to the kitchen, bathrooms, and basement, ensuring modern comfort throughout including new central air conditioning, new fencing, new laundry and appliances! The exterior boasts new siding, soffit, fascia, windows, and a roof replaced in 2013. Step inside to a spacious main floor living room that can easily accommodate a dining table, perfect for gatherings. The kitchen features newer appliances, stylish cabinets, and updated flooring, making it a delight for any home chef. You'll find three generously sized bedrooms on the main floor, along with an additional bedroom in the basement. The lower level offers a vast family room with an office space, a huge storage room, and a separate laundry area. Enjoy outdoor living on the back deck, complete with a gas hookup for your BBQ, overlooking a sunny backyard that includes a storage shed and ample space for a double garage. The property backs onto a network of scenic pathways, perfect for walks and biking. If you're looking for a move-in ready home close to schools and the Okotoks Rec Centre at an affordable price, this is the perfect opportunity!