



**109 Downey Place
Okotoks, Alberta**

MLS # A2290943



\$599,999

Division:	Downey Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,823 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Corner Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

This spacious back-split layout is ideal for a large family or sharing with friends. Vaulted ceilings and open concept kitchen make entertaining and daily living effortless. The owner's bedroom on the upper level, comes with en-suite, and two additional bedrooms, which offer privacy from the living area. Lower level complete with fireplace open directly to the yard and has a second bedroom and bath. Fourth level is finished with a flex space and web bar. With 4 levels and over 1,800 sq ft of living space on the 3 above grade levels, this home offers privacy and space for a large family or room mates. Located in desirable Downey Ridge, steps from the schools, community center and all services.