



107 Downey Place
Okotoks, Alberta

MLS # A2299074



\$589,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Charming family home in a quiet cul-de-sac, close to Okotoks Recreation Centre. This recently renovated home features a walkout basement with easy potential for an illegal suite; perfect for a mortgage helper or multigenerational living. The main floor features a bright and inviting living room with large windows, lots of space for entertaining and access to the upper deck. The kitchen has newer cabinets and adjoins the dining area. The primary bedroom has a full ensuite and walk-in closet. The second bathroom on the main floor is also a 4 piece and the hallway closet is wired and plumbed for a stacked washer/dryer. The lower south facing deck is great for a sunny morning coffee; with access from the living area in the walkout basement. The lower level has a separate entrance, bathroom, two bedrooms, kitchenette and dining area and there is also a washer and dryer. The large back yard has mature trees and lush greenery. The shingles, eaves troughs, soffits and all windows were replaced in 2025. The furnace and hot water tank were replaced in 2018. Don't miss this opportunity to own this fantastic home in the heart of Okotoks.