

# \$575,000 - 107 Downey Place, Okotoks

MLS® #A2221309

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

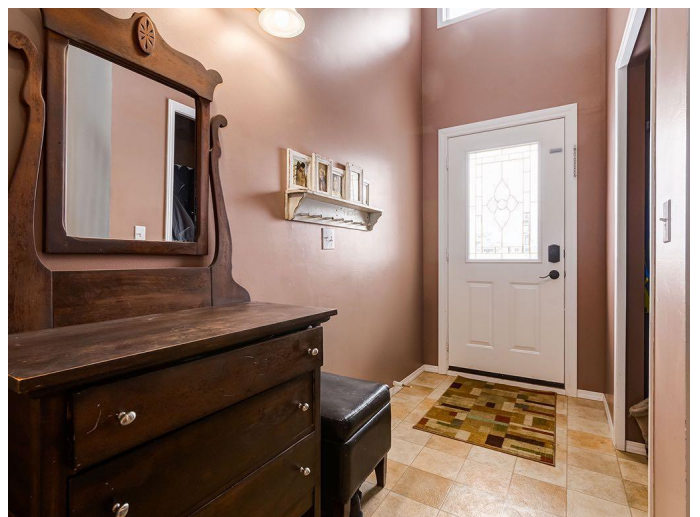
Whether you're looking for a move-in-ready home, a property with rental income potential, or space for multigenerational living, this one checks all the boxes.

Welcome to 107 Downey Place, a charming bi-level with a walkout basement, perfectly situated just steps from the Okotoks Recreation Centre. It's an unbeatable location for families and active lifestyles!

The main level features a bright and inviting living room with large windows that allow natural light to pour in. The kitchen and adjoining dining area provide a functional layout with plenty of space to gather and entertain, along with access to the upper deck. Also on the main floor are two generously sized bedrooms, including a primary suite complete with an ensuite and walk-in closet. A second full bathroom serves the main living space, and a washer/dryer is conveniently tucked away in the hallway closet.

Step outside onto the upper level composite deck, a perfect spot for morning coffee or evening relaxation. With a sunny south facing backyard, you'll enjoy all day sun in a fully landscaped yard with mature trees, lush greenery, and ample space for kids to play or pets to roam.

Downstairs, the fully finished walkout



basement offers incredible versatility with two additional bedrooms, another full bathroom, a spacious living area, a kitchenette with dining space, and a second stacked washer/dryer. There's also plenty of crawlspace storage, a walkout to the backyard, and a convenient side entry door. Furnace and hot water tank replaced in 2018.

Don't miss your opportunity to own this fantastic home in the heart of Okotoks!

Built in 1989

**Essential Information**

MLS® #	A2221309
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,043
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	107 Downey Place
Subdivision	Downey Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1H3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	31
Zoning	TN

## Listing Details

Listing Office	Real Broker
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