

# \$607,900 - 109 Downey Place, Okotoks

MLS® #A2240734

**\$607,900**

4 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

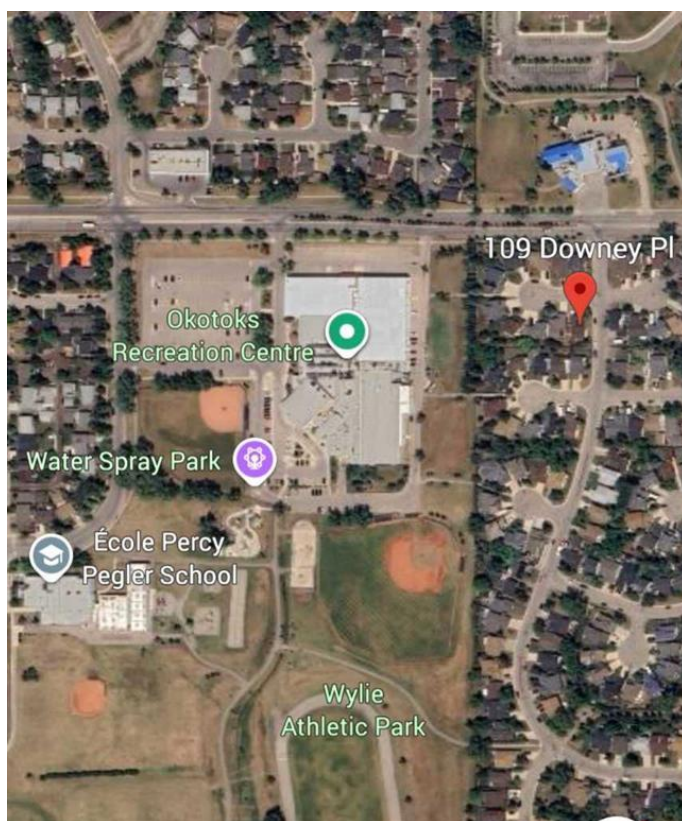
Virtual Walkthrough! Ideally situated on a quiet outer corner of a cul-de-sac just steps from the Recreation Centre and within easy walking distance to schools, parks, and shopping. This home offers unmatched convenience, income potential, and versatile living space for growing families or home-based professionals.

Inside, the bright and airy main floor impresses with vaulted ceilings over the open-concept huge kitchen and living area, creating a warm and inviting atmosphere. The kitchen is spacious with double oven, and direct access to a private side deck—ideal for morning coffee or summer BBQs.

Upstairs, the primary bedroom features a full ensuite including steam shower, complemented by two additional bedrooms and a 4-piece main bath.

The lower two levels offer a separate entry walkout to backyard with 1 bedroom, 3-piece bathroom and living area, plus the basement with recreational room and wet bar, including cozy living area with fireplace. Laundry and plenty of storage. Plenty of space down here and currently using as another bedroom area.

Step outside to a quiet backyard with mature trees for shade, a large deck, concrete patio, and gas line for BBQ—perfect for relaxing or entertaining with family and friends.



Additional features include a double attached garage and ample storage throughout. Whether you're looking for flexibility, rental income, work-from-home potential, or simply room for your family to grow, this home delivers.

Built in 1989

### Essential Information

MLS® #	A2240734
Price	\$607,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,822
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	109 Downey Place
Subdivision	Downey Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1H3

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Garage, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Basement, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out



## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 17th, 2025
Days on Market	48
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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