

# \$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

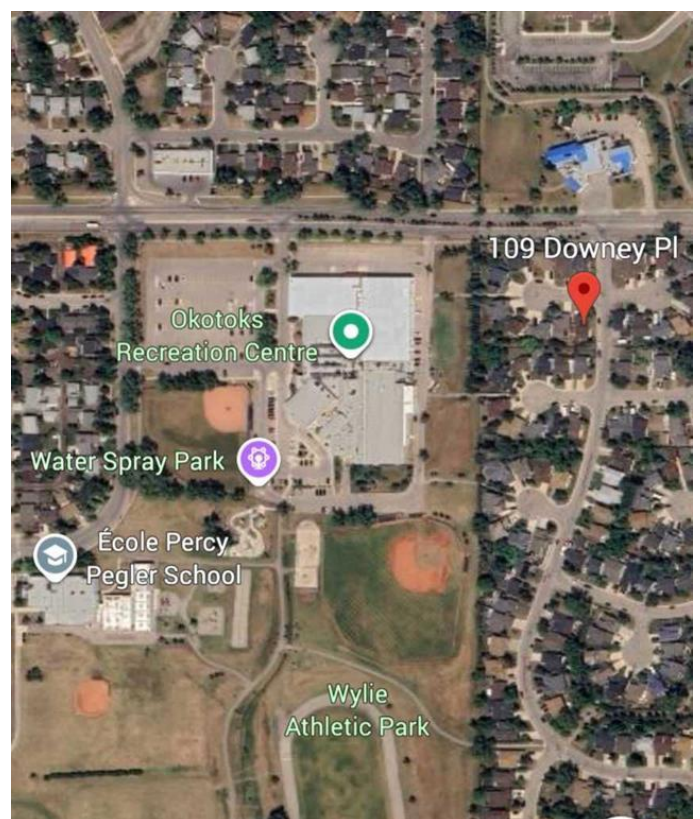
Virtual Walkthrough! Ideally situated on a quiet outer corner of a cul-de-sac just steps from the Recreation Centre and within easy walking distance to schools, parks, and shopping. This home offers unmatched convenience, income potential, and versatile living space for growing families or home-based 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, Off Street, Garage Faces Front |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------|

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air                                                |
| Cooling         | None                                                      |
| Fireplace       | Yes                                                       |
| # of Fireplaces | 2                                                         |
| Fireplaces      | Basement, Electric, Gas, 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 | 26              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.