

\$579,900 - 203 Welch Place, Okotoks

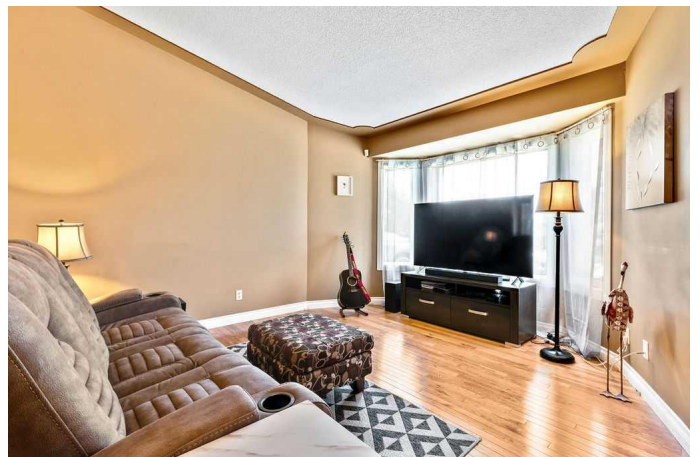
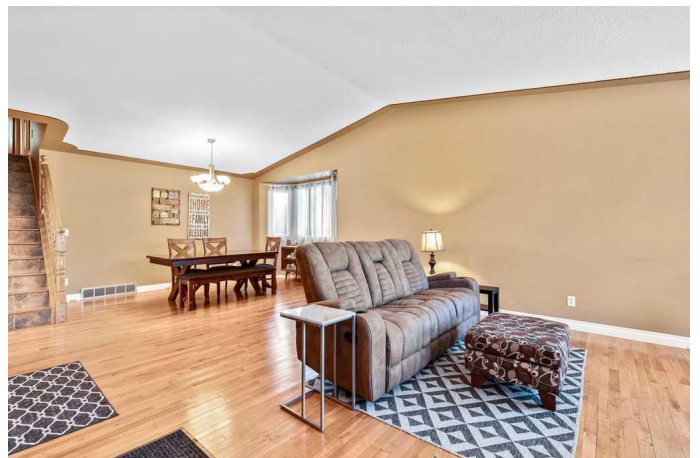
MLS® #A2242329

\$579,900

4 Bedroom, 4.00 Bathroom, 1,708 sqft
Residential on 0.11 Acres

Downey Ridge, Okotoks, Alberta

****OPEN HOUSE SUNDAY, AUGUST 10th 1-3pm**** Welcome to this warm and inviting home, tucked away on a quiet, family-friendly cul-de-sac in north Okotoks—perfectly situated for an easy commute to Calgary and just minutes from schools, parks, shopping, and the rec centre. Brimming with charm and character, this spacious home features vaulted ceilings and hardwood floors throughout the main and upper levels. The main floor offers a fantastic floor plan with a large living room, a formal dining room which is perfect for hosting family and friends and a well-appointed kitchen with beautiful bay window, updated stainless steel appliances, ample cabinetry, and generous counter space. Step out onto your private, west facing deck and enjoy cozy evenings by the firepit. You'll also find extra storage tucked under the deck. Back inside, you'll also find a welcoming family room with a wood-burning fireplace, a versatile bedroom perfect for a home office, a 2-piece bathroom, and a convenient laundry room. Upstairs, the primary bedroom offers a peaceful retreat with its own 3-piece ensuite and abundant closet space, along with two additional bedrooms to accommodate family or guests. The fully developed walkout basement is currently set up as the perfect space for a college student or mother-in-law, complete with a kitchenette, living area, bedroom, and full 4-piece bath. This home has seen numerous thoughtful updates: all Poly-B plumbing and windows have been professionally replaced, the fridge



and dishwasher are new, and the hot water tank, A/C unit, and washer/dryer have all been updated in recent years. The furnace was replaced in 2012. This one truly checks all the boxes for comfort, functionality, and location. Check out the tour for a virtual walk through of this amazing home!

Built in 1987

Essential Information

MLS® #	A2242329
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,708
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	203 Welch Place
Subdivision	Downey Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1H4

Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Private, Treed, Fruit Trees/Shrub(s), Irregular Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	25
Zoning	TN

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.