

**109 Downey Place
Okotoks, Alberta****MLS # A2240734****\$599,900**

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| Division: | Downey Ridge | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,822 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front, Off Street | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Corner Lot, Cul-De-Sac | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Concrete, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s) | | |

Inclusions: Steam Shower, Shed

Virtual Walkthrough Available! Unbeatable Location – A Must See! Tucked away on a quiet outer corner of a cul-de-sac, this home is just steps from the Recreation Centre and a short walk to parks, schools, and shopping. The perfect blend of peace, privacy, and convenience! Inside, the bright and open main floor wows with vaulted ceilings and a sun-filled skylight over a spacious kitchen and living area—ideal for family time or entertaining. Upstairs, the primary retreat features a full ensuite with steam shower, plus two more bedrooms and a 4-piece bath. The lower walkout level is a standout—complete with a private entry, bedroom, 3-piece bath, and a cozy living area. Need more space? The finished basement offers a rec room, wet bar, second fireplace, laundry, and tons of storage. Perfect for multi-generational living or a home-based business. Step outside to a private backyard oasis with mature trees, a huge deck, concrete patio, and gas BBQ hookup—perfect for relaxing or hosting friends. This is the one you've been waiting for—book your showing today! 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.