

107 Downey Place
Okotoks, Alberta

MLS # A2221309



\$589,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Basement: Dishwasher, Refrigerator, Washer/Dryer Stacked, Stove Negotiable

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. 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 stacked washer/dryer is conveniently tucked away in the hallway closet. Step outside onto the 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. It's nearly ready to be considered an illegal basement suite—just add a properly vented stove. The lower level includes 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. Don't miss your opportunity to own this fantastic home in the heart of Okotoks!