



GRASSROOTS

REALTY GROUP

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**605 Downey Place
Okotoks, Alberta**

MLS # A2305377



\$600,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Some houses feel like they were designed by a committee focused on "adequate living." This is not one of them. Situated in Downey Ridge, this property is for the person who wants their home to have a personality that matches their own: bold, bright, & slightly unconventional. The moment you cross the threshold, the vaulted family room hits you. It's not just "high ceilings"; it's a literal atmospheric shift. The volume of this space changes how you move through your day; it's hard to feel stressed when you have this much vertical breathing room. The floor plan doesn't funnel you through hallways; it invites you into a bright, open flow where the natural light follows you from room to room like a personal spotlight. Then there's the kitchen; a space that finally respects your relationship with food. It's anchored by an oversized butcher block island that isn't just a prep station; it's a piece of Western Canadian history. The original bar stools, recovered from an iconic former diner and thoughtfully restored, provide a seating experience you won't find in any big-box furniture store. You'll be searing on a premium gas cooktop and pulling masterpieces out of double wall ovens while your guests lean against the island, inadvertently soaking up the "coolest house on the block" vibes. Upstairs, the four bedrooms offer a rare level of flexibility. Whether you're raising a family or just really committed to your "one room for sleeping, one for clothes, one for a high-stakes home office" lifestyle, you're covered. On those mornings when the Okotoks frost is thick on the grass, the primary ensuite becomes your best friend. Stepping onto heated tile floors is a sensory luxury that makes the 6:00 AM alarm significantly less offensive. It's a spa-calibre retreat designed for people who take their downtime

seriously. Downstairs, the basement is a 930-square-foot canvas. Currently configured with a 5th room + a massive rec area. It's the perfect spot for a home theatre that actually feels like a cinema, or a gym where you don't have to worry about hitting the wall. We won't tell you what to do with it, but we will tell you that the upgraded high-efficiency furnace and newer hot water tank mean you can focus on the fun stuff rather than the mechanical stuff. The real magic, however, is the lot. In an era where new builds are so close you can hear your neighbor change their mind, this massive pie lot is a sanctuary. It's wide, it's private, and it backs directly onto the town's legendary pathway system. No rear neighbors—just you and the open sky. Walk out your back gate and connect to kilometers of trails that lead to the nearby rec centre, or the local playground in minutes. It's the kind of backyard that hosts legendary summer parties & quiet, star-heavy nights. This is a home for someone who understands that a house is more than a postal code—it's a feeling. It's solid, it's upgraded, and it's waiting for someone who doesn't want to settle. Your story starts here.