



**609 Downey Place
Okotoks, Alberta**

MLS # A2308961



\$699,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,908 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Preserved Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV mounts, 2 garage remotes,

Located on a quiet cul-de-sac and backing onto a secluded park, this beautifully updated 2-storey home offers over 2,600 sq.ft. of developed living space. Easy access to schools, walking trails and the Okotoks Rec centre. Exterior improvements (2023) include vinyl siding, garage door & opener, Lux windows, Hardie window trim, parging, decorative stonework, exterior doors, and AC unit. (New shingles were installed in 2014) The interior was recently updated (2025/26) with new LVP throughout the main floor, new carpet upstairs, new paint, trim, interior doors and closet doors. The main floor features a bright front living room with vaulted/open-to-above feel, spacious family room with fireplace, updated kitchen with new quartz countertops, freshly painted cabinetry, new backsplash, under-cabinet lighting, pot lights and newer appliances including hood fan. The large dining area opens to the deck and backyard, creating an ideal setup for entertaining. Main floor laundry and a convenient 3 piece bathroom complete the first level. Upstairs offers a generous primary retreat with 4 piece ensuite and walk-in closet. The ensuite has been left for your own creativity as some people want the big glass shower and others want a freestanding tub, with this home, YOU can decide what works for you. Two additional bedrooms, full bathroom and bonus loft/office space overlook the main level. The re-developed basement (2014) includes two large bedrooms (with enlarged windows to meet egress requirements), a spacious family/media room with hookups for projector, stylish dry bar, full bathroom with under-tile heat and plenty of storage. Mechanical upgrades include new electrical panel (2014), additional HWT (2015), and furnace (2014, maintained annually).