



**10 Downey Green
Okotoks, Alberta**

MLS # A2314281



\$849,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,655 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, No Neigh		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Workbench on Wheels in Garage		

This Beautiful LEVEL ENTRY Bungalow Has Been EXTENSIVELY UPGRADED From Top to Bottom. WALL OF WINDOWS Creating a Seamless INDOOR-OUTDOOR CONNECTION, Flooding the Home with NATURAL LIGHT and Expanding Your Living Space Visually. RECENT UPGRADES Include HIGH EFFICIENCY FURNACE, GAF Timberline HIGH IMPACT and WIND RESISTANT SHINGLES, Easy Clean DOUBLE HUNG WINDOWS, VINYL Tongue and Groove FENCING, Underground SPRINKLER SYSTEM, Luxury VINYL PLANK FLOORING Throughout the Main Floor, NEW CARPETING on the Lower Level, CENTRAL VAC, CENTRAL AIR and So Much More. Complete List Available. Situated on an EXTREMELY PRIVATE LOT In Mature Area With PARTIALLY COVERED Wrap Around DECK, Gas BarBQ Line And Raised Flower Beds. QUIET LOCATION Near Schools, Parks, Playgrounds, Shopping and All Amenities. 15 Minutes to Costco and Home Depot . Quick Access to Calgary and Just a Short Drive West to Kananaskis