



GRASSROOTS
REALTY GROUP

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804 Downey Place
Okotoks, Alberta

MLS # A2328401



\$660,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	playhouse not on rpr but can stay. Pool and equipment can stay or go.		

Welcome to 804 Downey Place, a beautifully updated family home tucked away in a quiet cul-de-sac in one of Okotoks' most established and sought-after neighborhoods. Situated on a massive pie-shaped lot backing onto a pathway system, this property offers an incredible amount of outdoor space for children, pets, gardening, and entertaining. This home has been lovingly maintained by its owners, and have continued with updates over the years. Many of the major expenses have already been taken care of, providing peace of mind for years to come. Step inside and you'll immediately appreciate the soaring vaulted ceilings and welcoming atmosphere. The main floor features an open-concept design ideal for everyday living and entertaining. The stunning renovated kitchen is the heart of the home, showcasing modern blue-grey cabinetry, quartz countertops, a large center island, built-in oven, induction cooktop, stainless steel appliances, and a bright dining area overlooking the backyard. Upstairs, you'll find a spacious primary retreat complete with a beautifully renovated ensuite, along with two additional bedrooms and a recently updated full family bathroom. The fully finished lower level offers exceptional flexibility with a large recreation room, hobby room, storage space, fourth bedroom, and an additional full bathroom. The backyard is truly a standout feature. The huge pie-shaped lot provides room to roam, while the expansive wraparound composite deck creates the perfect setting for summer barbecues, family gatherings, or simply relaxing while enjoying the mature trees, perennial gardens, and direct access to pathways and nearby parks. The location is exceptional, with schools, parks, walking paths, and the Okotoks Recreation Centre all just minutes away. Whether you're looking for space for a growing family or simply want a move-in-ready home in an established

neighborhood, 804 Downey Place offers a rare combination of location, updates, and outdoor living that is hard to find. With SOLAR panels recently added you can keep the bills low and the memory making high!! NOTE: Primary ensuite renovation completed in 2020. Furnace, central air conditioning, two hot water tanks, and Poly-B plumbing replacement completed in 2016. Windows and exterior doors replaced in 2015. Kitchen and main floor renovation completed in 2013. Shingles and composite deck completed in 2011. Don't let the wood foundation deter you. This home features a professionally engineered Permanent Wood Foundation (PWF), a proven system used throughout Alberta for decades. When properly built and maintained, PWFs are designed to last as long as concrete while offering a warmer, better-insulated basement. The condition of the foundation and drainage are far more important than the material itself—and this home has stood the test of time.