



GRASSROOTS
REALTY GROUP

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200 Downey Place
Okotoks, Alberta

MLS # A2347498



\$668,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,652 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating: Make-up Air, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt

Basement: Full

Exterior: Composite Siding

Foundation: Preserved Wood

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Gas BBQ , leather Sofa at the basement

This beautifully maintained bungalow has been thoughtfully updated and shows exceptional care throughout. The bright, oversized kitchen features stunning quartz countertops, a modern subway-tile backsplash, abundant cabinetry, newer appliances, and excellent pot lighting. There is plenty of space for a large dining table, making family gatherings effortless. You'll love the permitted, professionally built attached sunroom – a cozy retreat during long winters with its sunny sitting area, morning-coffee ambiance, and a gas fireplace that enhances comfort on cool days and evenings. The back deck is in excellent condition and offers low-maintenance glass and metal railing, creating a perfect spot to enjoy the outdoors. The front living room showcases hardwood floors, large windows, and a charming wood-burning fireplace ideal for intimate conversations. The main level includes three bedrooms and two full bathrooms. The attractive, fully developed basement features certified waterproofing by Basement Systems and offers a fourth bedroom, a spacious family/games room, a third full bath, and a hobby room. Carpets remain in great condition. Additional highlights include baffle venting, whirlybird turbines, upgraded attic insulation to R50, gas line for BBQ, hot water tank (2019), furnace (2025), heated double attached garage, fibre-optic internet, underground sprinklers, mature landscaping, and an excellent location just a 5-minute walk to the Okotoks Recreation Centre with quick access in and out of town.