



GRASSROOTS
REALTY GROUP

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25 Downey Road
Okotoks, Alberta

MLS # A2347589



\$549,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: none

Welcome to 25 Downey Road! A home with character, space, and the opportunity to bring it back to its former charm. The stucco exterior and welcoming entrance set the stage for what awaits inside. Gleaming hardwood flooring flows through the bright, west-facing living room and dining area, where a rock-faced fireplace creates a warm and inviting focal point. The kitchen features timeless oak cabinetry, a convenient built-in desk, and a cozy breakfast nook. The spacious primary bedroom offers a 3-piece ensuite and walk-in closet. Two additional bedrooms complete the main floor. Downstairs, the fully developed basement extends the living space with a spacious recreation room, 2 more bedrooms, office space, 3 piece bathroom, a laundry room, offering flexibility for family, guest, hobbies or a home office. Step outside, the lower patio and shed where a little care and imagination can transform the outdoor space into something special. This home is ready for someone to appreciate a solid structure, a functional layout, generous living space and the opportunity to restore its warmth and charm. PLEASE NOTE the extensive UPGRADES just completed... mechanical and maintenance work done -poly B REMOVED-NEW HWT -NEW high-efficiency two stage Furnace!