

103 Downey Place
Okotoks, Alberta

MLS # A2268982



\$769,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,250 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Neighbour		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Induction stove, microwave hood fan, dishwasher, refrigerator, central vac rough in (as is), Ring doorbell, garage opener and remotes, central A/C, shed, window coverings, kitchen TV and mount

Looking for that special one that doesn't come along very often? Tucked away on a quiet cul-de-sac in the desirable community of Downey Ridge, this beautifully UPDATED split-level home offers 4 bedroom and 2,250 square feet of pure charm with a unique, bright floorplan. You will love the new kitchen, renovated bathrooms, new carpets and paint, some new windows, new deck, new rear fence, rear stamped concrete pad, and full Hardie Board exterior! Enter into the living room where you will be impressed by the vaulted ceiling that creates an open, airy feeling, with large windows flooding the space with natural light. The beautiful hardwood floors are in impeccable shape and carry throughout the second and third levels. The new kitchen features custom cabinetry, quartz countertops, and upgraded appliances, opening onto a bright dining area that overlooks the main living room. The spacious primary suite is complete with a beautifully renovated ensuite and of course, a large walk-in closet. Two other bedrooms and remodeled bathroom round out this level. The lower-level family room offers a cozy retreat with a fireplace and wet bar-- perfect for entertaining. Outside, you'll love the large, private yard with mature trees, a new stamped concrete patio, new back fence and plenty of space to relax or entertain. The basement level is ready for development into another bedroom or flex area of your choice and, being a split level, has a TON of room for storage! As noted above, the exterior has been completely redone with new Hardie Board siding, giving the home a fresh, modern curb appeal. This location is one of Okotoks's best--just a short walk to schools, the Okotoks Recreation Centre, parks, and pathways. With its thoughtful renovations, timeless character, and ideal family layout, this Downey Ridge gem is move-in ready and

waiting to welcome you home!