

\$699,900 - 105 Welch Place, Okotoks

MLS® #A2216605

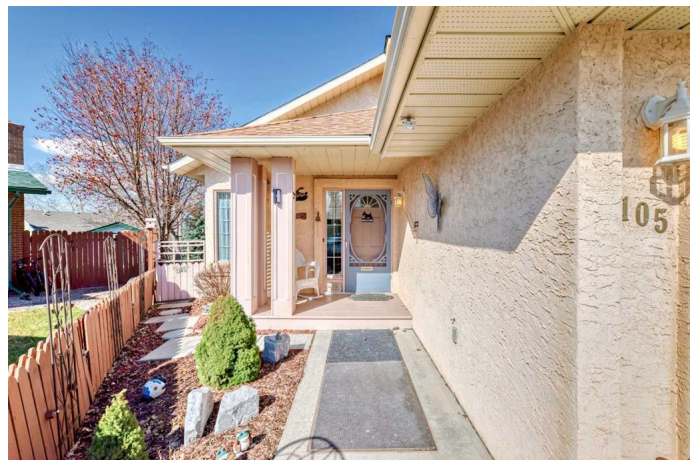
\$699,900

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.16 Acres

Downey Ridge, Okotoks, Alberta

Welcome to this charming 3-level split home, ideally situated in a highly desirable location. This lovingly maintained home has been cherished over the years providing a warm and inviting atmosphere that you will feel the moment you step inside. This property features 4 bedrooms and 3 bathrooms with almost 2000 sq ft of developed usable space. Step into the bright and airy living room where natural light floods the space through expansive windows and a skylight perfect gathering spot for family and friends. The well appointed kitchen features ample storage space and dining area that seamlessly flows from the kitchen to the outdoor deck. The upper level offers a primary bedroom generously sized to accommodate a king size bed and provides a 3 pce ensuite with jetted tub. Step out onto your own private balcony and enjoy your morning coffee or enjoy evening sunsets. Completing this level are two other bedrooms which each share their own balcony and a 3 pce bathroom. The lower level provides you with a cozy atmosphere. This thoughtfully designed space features a bedroom, 4 pce bath, laundry room with sink and cabinetry, a crawl space to fit all your added storage. One highlight of the lower level is the walk out access which seamlessly connects indoor living with the outdoors, The garage is one that can be enjoyed year round with the newly installed heater. Recent upgrades to the home include hot water tank(Aug 2022), furnace(Aug 2022), A/C(Aug



2023), removal of all poly b(Feb 2019). Now the outside of the home is just as impressive!!! The private back yard is large enough for everyone to enjoy with a screened in lower deck, patio, storage sheds, trees and so much more to see. This home is move in ready and just waiting for the next family to enjoy.

Built in 1988

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2216605 |
| Price | \$699,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,960 |
| Acres | 0.16 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 105 Welch Place |
| Subdivision | Downey Ridge |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 1T0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, No Smoking Home, Storage, Jetted Tub |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Yard, Storage |
| Lot Description | Cul-De-Sac, Landscaped, Other, Pie Shaped Lot, Private |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 4 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.