

# \$589,900 - 107 Downey Place, Okotoks

MLS® #A2221309

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

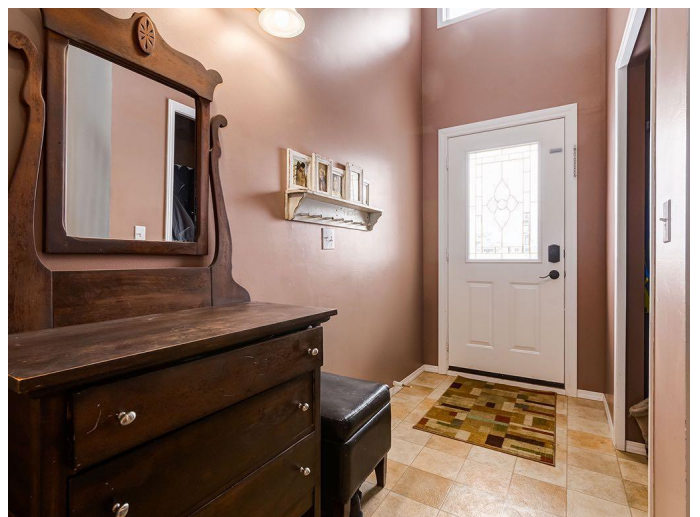
Whether you're looking for a move-in-ready home, a property with rental income potential, or space for multigenerational living, this one checks all the boxes.

Welcome to 107 Downey Place—a charming bi-level with a walkout basement, perfectly situated just steps from the Okotoks Recreation Centre. It's an unbeatable location for families and active lifestyles!

The main level features a bright and inviting living room with large windows that allow natural light to pour in. The kitchen and adjoining dining area provide a functional layout with plenty of space to gather and entertain. Also on the main floor are two generously sized bedrooms, including a primary suite complete with an ensuite and walk-in closet. A second full bathroom serves the main living space, and a stacked washer/dryer is conveniently tucked away in the hallway closet.

Step outside onto the composite deck—a perfect spot for morning coffee or evening relaxation. With a sunny south-facing backyard, you'll enjoy all-day sun in a fully landscaped yard with mature trees, lush greenery, and ample space for kids to play or pets to roam.

Downstairs, the fully finished walkout



basement offers incredible versatility. Itâ€™s nearly ready to be considered an illegal basement suiteâ€”just add a properly vented stove. The lower level includes two additional bedrooms, another full bathroom, a spacious living area, a kitchenette with dining space, and a second stacked washer/dryer. Thereâ€™s also plenty of crawlspace storage, a walkout to the backyard, and a convenient side entry door.

Donâ€™t miss your opportunity to own this fantastic home in the heart of Okotoks!

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221309    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,043       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 107 Downey Place |
| Subdivision | Downey Ridge     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S1H3           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                    |
|--------------|------------------------------------|
| Parking      | Double Garage Attached, Off Street |
| # of Garages | 2                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Interior Lot, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 21             |
| Zoning         | TN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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