# \$539,900 - 97 Downey Road, Okotoks

MLS® #A2268185

### \$539,900

3 Bedroom, 3.00 Bathroom, 1,764 sqft Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

This immaculately clean 3-bedroom family home has been lovingly cared for by its original owner and is very well maintained. The main floor has an easy flow and is flooded with natural light. There is a large living/dining room, separate family room with real hardwood and a gas fireplace, 2-piece washroom, and laundry room. Open and bright, the functional kitchen has a breakfast nook with large windows that overlook the gorgeous back yard. Upstairs, the hall overlooks the living room below. This level has a 4-piece bath and 3 bedrooms, including the 16' x 14' primary with walk-in closet and full ensuite. The dining room opens onto a private deck and a private beautifully landscaped yard with many mature perennials. There is also a south-facing front porch on the front of the home and a lovely little park across the street. The double attached garage is heated and has a small overhead winch. An unfinished basement is wide open for finishing. This home has a convenient location that is minutes from downtown, schools, recreation opportunities, and shopping. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.







Built in 1991

#### **Essential Information**

MLS® # A2268185 Price \$539,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,764

Acres 0.13

Year Built 1991

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 97 Downey Road

Subdivision Downey Ridge

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1N9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Yard, Garden, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 1st, 2025

Days on Market 3

Zoning TN

# **Listing Details**

Listing Office RE/MAX Southern Realty

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