

109 Downey Place
Okotoks, Alberta

MLS # A2240734



\$700,000

Division:	Downey Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,822 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Steam Shower, Shed

****OPEN HOUSE SUNDAY July 20th from 11:00 am to 2:00 pm**** The Perfect Blend of Flexibility, Function, and Location This fully developed 4-level split is ideally situated on a quiet outer corner of a cul-de-sac in the highly desirable community of Downey in Okotoks. Just steps from the Recreation Centre and within easy walking distance to schools, parks, and shopping, this home offers unmatched convenience, income potential, and versatile living space for growing families or home-based professionals. Set on a premium side lot with no neighbours on one side and extra parking, the property offers both exceptional privacy and curb appeal. Inside, the bright and airy main floor impresses with vaulted ceilings over the open-concept kitchen and living area, creating a warm and inviting atmosphere. The kitchen is an entertainer's dream with a large island, double ovens, and direct access to a private side deck—ideal for morning coffee or summer BBQs. Upstairs, the spacious primary bedroom features a full ensuite with steam shower, complemented by two additional bedrooms and a 4-piece main bath. The lower two levels are currently configured as a self-contained mother-in-law suite with a separate rear entrance (walk-out), cozy living area with fireplace, sink, and laundry—perfect for multi-generational living or as a mortgage-helper rental unit. Prefer to keep the home as one? The layout can easily be opened back up for single-family living. A dedicated home office or studio with its own private entrance offers an ideal setup for a small business or client-facing workspace, keeping work and home life seamlessly separate. Step outside to a lush, landscaped backyard with mature trees for shade, a large deck, concrete patio, and gas line for BBQ—perfect for relaxing or entertaining with family and friends. Additional features include a

double attached garage and ample storage throughout. Whether you're looking for flexibility, rental income, work-from-home potential, or simply room for your family to grow, this home delivers. Don't miss your chance—book your private showing today!