

# \$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

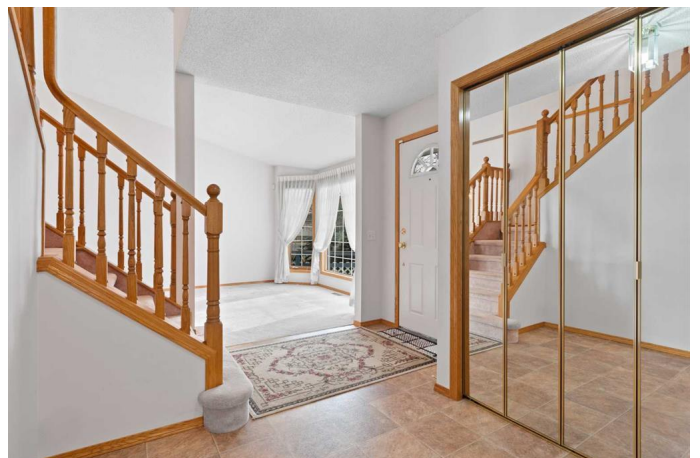
This immaculately clean 3-bedroom family home has been lovingly cared for by its original owner and is very well maintained. The main floor has an easy flow and is flooded with natural light. There is a large living/dining room, separate family room with real hardwood and a gas fireplace, 2-piece washroom, 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 | 1                  |
| Zoning         | TN                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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