

\$599,900 - 507 Downey Place, Okotoks

MLS® #A2254452

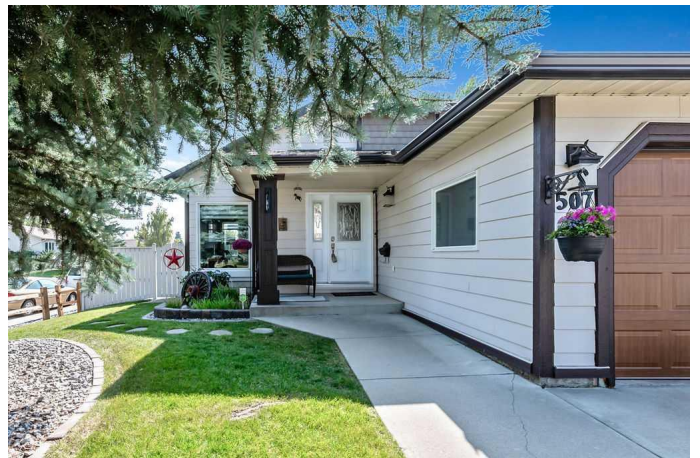
\$599,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

OPEN HOUSE Sunday Sept 7th, 12:00pm-2:00pm. Welcome to this charming 3 level split with outstanding curb appeal, set on a family friendly cul-de-sac in one of Okotoks' most desirable established communities. Pride of ownership shines through from the moment you arrive, with immaculate landscaping, composite siding, and updates to the shingles, windows, and doors already taken care of for you. Step inside to a bright and sunny kitchen filled with natural light from the south facing windows. The gorgeous granite counters, stainless steel appliances, including a double oven, make this space a joy to cook and gather in. Fresh interior paint adds a modern touch, making the home feel warm and welcoming. The spacious primary bedroom, with new carpet and a cheater door to a stylish 3-piece bathroom, offers clever built-in storage. The secondary bedroom is perfect for a guest room, office, or den, and includes a unique opening to the living room that enhances both functionality and natural light. On the lower level, you'll love the custom built-ins surrounding the cozy gas fireplace in the family room. Large windows keep the space bright and inviting. A beautifully renovated bathroom with quality finishes and a comfortable bedroom make this level ideal for teens or visiting guests. The utility room includes a great laundry setup, excellent crawl space storage, and mechanical updates with air conditioning replaced approximately 3 years ago and a furnace with plenty of life left



at around 12 years old. The oversized garage is heated, insulated, and drywalled, perfect for hobbyists, extra storage, or keeping vehicles warm through the winter. Outside, the yard is a private oasis with mature landscaping, compartment gardens, a rainwater collection system, a storage shed, and a huge deck ready for entertaining. Best of all, the BBQ, gazebo, and outdoor table and chairs are included so you can immediately enjoy the last of the summer days. With Poly B plumbing already replaced and nothing left to do but move in, this truly special home is ready for its next chapter. The current owners have loved every moment here, and now itâ€™s your turn.

Built in 1989

Essential Information

MLS® #	A2254452
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	507 Downey Place
Subdivision	Downey Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	RE/MAX Realty Professionals
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