



ID# 10782

MLS®# A1162825

\$545,000



Downey 20 Downey Road Okotoks

Single Family
Bungalow
Year Built: 1986



5
Bedrooms



3
Bathrooms



1,358
Square Feet

For additional information on this listing
please call the Seller at:

403-797-4723

Property Highlights

Incredible fully developed & EXTENSIVELY UPDATED 5 bed, 3 bath bungalow in desirable Downey Ridge! IDEALLY LOCATED on a QUIET street, MASSIVE WEST-facing back yard, MOUNTAIN VIEWS, & BACKING TO REC CENTRE, Wylie Athletic Park, school & playground! A fresh & modern color scheme through the BRIGHT main floor with a 4-season SUN ROOM makes this home IDEAL for plant lovers. Plus, a HUGE OVERSIZED 20x28 detached HEATED garage or workshop with plenty of driveway is perfect for the DIY-ers! WELL-MAINTAINED w/ NEWER shingles, NEWER siding, & NEW doors/trim! ALL NEW FLOORING w/ vinyl on the main floor & carpet in the basement. Step in to a GENEROUS great room off the spacious foyer. Spacious kitchen offers full height WHITE cabinetry w/ butcher block counters, NEWER backsplash, & STAINLESS appliances including a gas stove. BRIGHT dining area w/ 3...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10782](https://rhinorealty.com/?ID=10782)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-797-4723

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$545,000

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20 Downey Road
Okotoks, AB T1S 1H5

GENERAL DETAILS

Community: Downey
Property Type: Single Family
Style: Bungalow, detached
Year Built: 1986
of Finished Levels: 2
Sq Ft Above Grade: 1358
Front Windows Face: East
Back Yard Faces: West

INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade
Bathrooms: ; one 3-piece; two 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	12.9x17.1	3.94x5.21
Dining Room	Main Floor	17.2x10.6	5.23x3.22
Kitchen	Main Floor	15.3x9.6	4.67x2.92
Rec Room	Basement	19.8x10.1	6.04x3.07
Master Bedroom	Main Floor	13.5x9.7	4.11x2.97
Bedroom	Main Floor	9.5x9.7	2.9x2.97
Bedroom	Main Floor	9.7x9.6	2.97x2.92
Bedroom	Basement	14.9x9.2	4.55x2.79
Bedroom	Basement	11.5x8.0	3.51x2.44

Basement: full, fully finished
Flooring: carpet, other
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: Hot Water Baseboard
of Hot Water Tanks: 1
Included Items: refrigerator, gas stove, microwave/hoodfan, dishwasher, garage opener & controls, all window coverings
Interior Features: stainless steel appliances, no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double detached, heated, oversized parking
Total # of Parking Spots: 2
Location Attributes: cul-de-sac, fenced, fully landscaped, backs onto park, public transportation nearby, shopping nearby, schools nearby, mountain view, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced, abundant trees/shrubs
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	50.0	15.24
Lot Width at Rear:	53.1	16.20
Lot Depth (Average):	168.8	51.45
Lot Area:	8073	750.0

Lot Shape: Irregular
Property Taxes: \$3413, Annual



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