

2 DOWNEY GR



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Downey Ridge OKDWY
Year Built:	1984	Postal Code:	T1S 1H5
LINC #:	0011080777	Condo Type:	Not a Condo
Legal Plan:	8210288	Possession:	45/Negotiable
	Blk: 1	Lot: 100	

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$3,143/2016
Title to Land:	Fee Simple			Local Imp Amt:	0
Conform Rpt:				HOA:	No
Restrictions:	Utility Right Of Way			Condo Fee:	

Dream location here in a quiet crescent in Downey Ridge, situated opposite a park, steps away from a playground, backing west to a very quiet green space & offering panoramic mountain views! Step out your rear gate & you can stroll down into the ravine, watch your kids walk to school or to the recreation facilities! Peace & quiet & total privacy in your mature & sunny, landscaped rear yard. Great floor plan with a double attached garage (with a man door to the rear yard), a front living room with a bay window, a dining room, a kitchen with upgraded stainless steel appliances that is adjacent to a breakfast nook & a sunken rear family room with a wood burning fireplace. Spacious master bedroom upstairs, with a 3 pc en-suite & a fabulous balcony offering stunning mountain views. The 2nd & 3rd bedrooms are good sizes, (one has a walk in closet), & share the 4 pc family bathroom. The basement offers a huge recreation space & masses of storage space. There's also a 3 pc bathroom. COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Bedrooms A/T: 3/3 Rms Abv: 8 F/H Baths: 3/1					
Living Rm	5.1X3.7	16'8"X12'0"	M	Dining Rm	3.7X3.3	12'0"X10'9"	M		2P	3P	4P	5P	6P
Kitchen	3.3X2.2	10'11"X7'4"	M	Bkfst Nook	3.0X2.1	9'9"X6'11"	M	Baths:	1	1	1	0	0
Family Rm	5.0X4.0	16'5"X13'0"	M	Mstr Bed	4.8X4.0	15'10"X13'1"	U	EnSt Bth:	0	1	0	0	0
Bedroom	3.1X2.5	10'3"X8'2"	U	Bedroom	3.1X3.0	10'3"X9'9"	U	<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
Rec Rm	7.7X7.0	25'2"X23'0"	B	Storage	4.9X4.4	15'11"X14'7"	B	Main:	95.88	1,032			
								Upper:	62.62	674			
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	158.49	1,706			

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Wood With Log Lighter
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Preserved Wood	Lot Sq M:	0.00 m2		
Exterior:	Brick, Vinyl	Frntg X Depth:	16.31x38.98		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	East				
Garage Dim:	19'7" x 22'6"				
Parking:	4/Double Garage Attached, Insulated				
Features:	Balcony, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Porch, Programmable Thermostat, Windows - Wood				
Site Influences:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, View, View Mountain				
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).