

# \$579,900 - 203 Welch Place, Okotoks

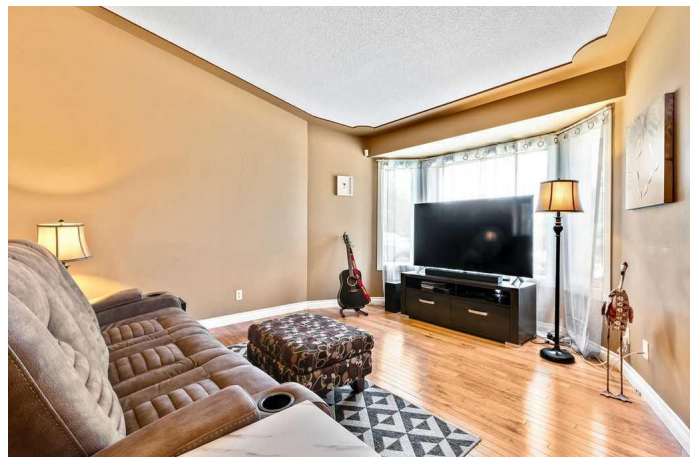
MLS® #A2242329

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,708 sqft  
Residential on 0.11 Acres

Downey Ridge, Okotoks, Alberta

**\*\*OPEN HOUSE SUNDAY, AUGUST 10th 1-3pm\*\*** Welcome to this warm and inviting home, tucked away on a quiet, family-friendly cul-de-sac in north Okotoks—perfectly situated for an easy commute to Calgary and just minutes from schools, parks, shopping, and the rec centre. Brimming with charm and character, this spacious home features vaulted ceilings and hardwood floors throughout the main and upper levels. The main floor offers a fantastic floor plan with a large living room, a formal dining room which is perfect for hosting family and friends and a well-appointed kitchen with beautiful bay window, updated stainless steel appliances, ample cabinetry, and generous counter space. Step out onto your private, west facing deck and enjoy cozy evenings by the firepit. You'll also find extra storage tucked under the deck. Back inside, you'll also find a welcoming family room with a wood-burning fireplace, a versatile bedroom perfect for a home office, a 2-piece bathroom, and a convenient laundry room. Upstairs, the primary bedroom offers a peaceful retreat with its own 3-piece ensuite and abundant closet space, along with two additional bedrooms to accommodate family or guests. The fully developed walkout basement is currently set up as the perfect space for a college student or mother-in-law, complete with a kitchenette, living area, bedroom, and full 4-piece bath. This home has seen numerous thoughtful updates: all Poly-B plumbing and windows have been professionally replaced, the fridge



and dishwasher are new, and the hot water tank, A/C unit, and washer/dryer have all been updated in recent years. The furnace was replaced in 2012. This one truly checks all the boxes for comfort, functionality, and location. Check out the tour for a virtual walk through of this amazing home!

Built in 1987

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2242329       |
| Price          | \$579,900      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,708          |
| Acres          | 0.11           |
| Year Built     | 1987           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 203 Welch Place  |
| Subdivision | Downey Ridge     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1H4          |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

**Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Crown Molding                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                           |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Irregular Lot, Private, Treed |
| Roof              | Cedar Shake                                                                            |
| Construction      | Stucco, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 14              |
| Zoning         | TN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.