

203 Welch Place
Okotoks, Alberta

MLS # A2242329



\$579,900

Division:	Downey Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,708 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: hutch and island in basement

****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!