

# \$539,900 - 21 Welch Crescent, Okotoks

MLS® #A2267390

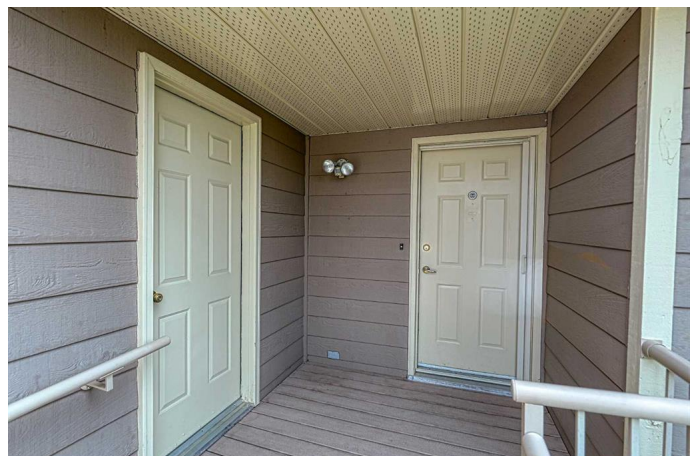
**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

FABULOUS bungalow with double attached garage located on a QUIET STREET in an established neighborhood that backs onto a PATHWAY that leads to GREENSPACES, PLAYGROUND & is within a short distance to SCHOOLS, the RECREATION CENTER & more. Consistent with the mature neighborhood, this home also has matured trees/plants/shrubs, and a PRIVATE YARD with a covered back deck for you to enjoy. As you enter the front door you will find the living room that has large windows that give fantastic natural light and a place to visit and relax as you watch the "happenings" outside. The spacious kitchen, dining and family room that has a gas fireplace is perfect for meals/conversations and entertaining. The large, covered back deck is great for gatherings or to just take in the peaceful privacy as you listen to the birds sing. In the wide hallways there is storage shelving with sliding doors and main floor laundry. The primary bedroom, the second bedroom or office with a murphy bed, bathroom and laundry finish the main floor. A great feature in the home is most of it has pocket doors. BASEMENT is approx 90% finished with needing to put a small amount of drywall in parts of downstairs, you will have a huge family/recreation room, bedroom, bathroom, and tons of storage space. This home also has the added value of the AquaStop BasementGutter Waterproofing System. Whether you are a young family starting home



ownership, someone wanting to  
upsized/downsize or need wheelchair  
accessibility, this home is for you.

Built in 1986

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267390    |
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,264       |
| Acres          | 0.13        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 21 Welch Crescent |
| Subdivision | Downey Ridge      |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 1H2           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, See Remarks, Storage                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Water Softener |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                                       |

|                 |      |
|-----------------|------|
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                          |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private, See Remarks |
| Roof              | Asphalt                                                                       |
| Construction      | See Remarks                                                                   |
| Foundation        | Wood                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 13                 |
| Zoning         | TN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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