

32 Sheep River Cove Okotoks, Alberta

MLS # A2223908



\$599,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Environmental Reserve, Greenbelt, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Fire pit, Wagon Wheels, shed

This 2 Storey home is just under 1700 sq. ft. and is backing onto an environmental reserve, and offers the convenience of the Sheep River, walking paths and nature at its doorstep. The large foyer is quite impressive on entrance, leading to the open concept main floor living area. The front hallway leads to the convenience of the main floor laundry room and 2 piece bathroom. The Kitchen boasts ample cupboard and counter space, a large centre island with dual sinks, plenty of drawers, and a corner pantry. Showcased in the Living Room is a tiled gas fireplace with mantel, and large windows to view your private backyard and green space. The upper floor offers 3 good sized bedrooms, the primary bedroom boasting vaulted ceilings and a 4 piece ensuite bathroom complete with a shower and soaker tub. The basement has large windows bringing in natural lighting, has some finishing completed including a 2 piece bathroom and a recreation room/bedroom area. To add to the value of this great home there is the convenience of an insulated double attached garage. Take advantage of owning this great home, located in a primary location, offering a beautiful view of the green space behind and just minutes away from the river and walking paths. View this one today!