

78 Sheep River Drive
Okotoks, Alberta

MLS # A2203886



\$620,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Irregular Lot, Level, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: 2nd Fridge

This lovely family home is nestled in the desirable Sheep River area, offering a fully finished walkout basement that backs onto a walking path and a small park. Its prime location allows easy access to the river valley and Okotoks' extensive pathway system, providing a safe and scenic route to the downtown core without crossing major roads. The main floor features hardwood floors, a solid oak kitchen with ample cabinet space and stainless-steel appliances, a back deck off the dining area, and a cozy living room with a gas fireplace. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a 4-piece ensuite and walk-in closet. The fully finished walkout basement offers a spacious rec room with a bar area, another full bathroom, and a fourth bedroom. The roof is about 10 years old, and the home also has central air conditioning.