

## 55 Sheep River Cove Okotoks, Alberta

**MLS # A2212462**

# \$735,000

Division:	Okotoks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Basement TV Mount, Garage Heater, Shed, Tire Rack, Cabinetry c/w Sink in Garage, Weight Machine in Basement, Headboard in Primary Bedroom, Vivant Equipment (unmonitored), Blinds

Nestled in the serene Sheep River Cove, this charming 4-bed, 4-bath family home offers the perfect blend of comfort and tranquility. Surrounded by a quiet neighbourhood, lush parks and the picturesque Sheep River, this home is ideal for homeowners seeking a peaceful retreat with a small-town feel. Spacious and modern, this 2-storey, air conditioned home boasts 3,000+ SqFt of livable space, perfect for growing families or entertaining guests, all while being steps away from the park, nature trails, recreational amenities, schools and shopping. The main floor offers open concept, large kitchen and living room, walk-through pantry and easy access to the back yard with large deck, natural gas hook up for your BBQ and an irrigated, fenced yard. The upper floor has 3 bedrooms, bonus room, large windows and laundry room with cabinetry and sink. The basement offers tall, 9' ceilings, an open entertaining / rec room, additional bedroom and luxurious bathroom. The finished, double attached garage includes radiant heat, cabinetry and a built in sink. Don't miss your chance to own a slice of Okotoks' idyllic lifestyle!