

# \$620,000 - 78 Sheep River Drive, Okotoks

MLS® #A2203886

## \$620,000

4 Bedroom, 4.00 Bathroom, 1,647 sqft

Residential on 0.10 Acres

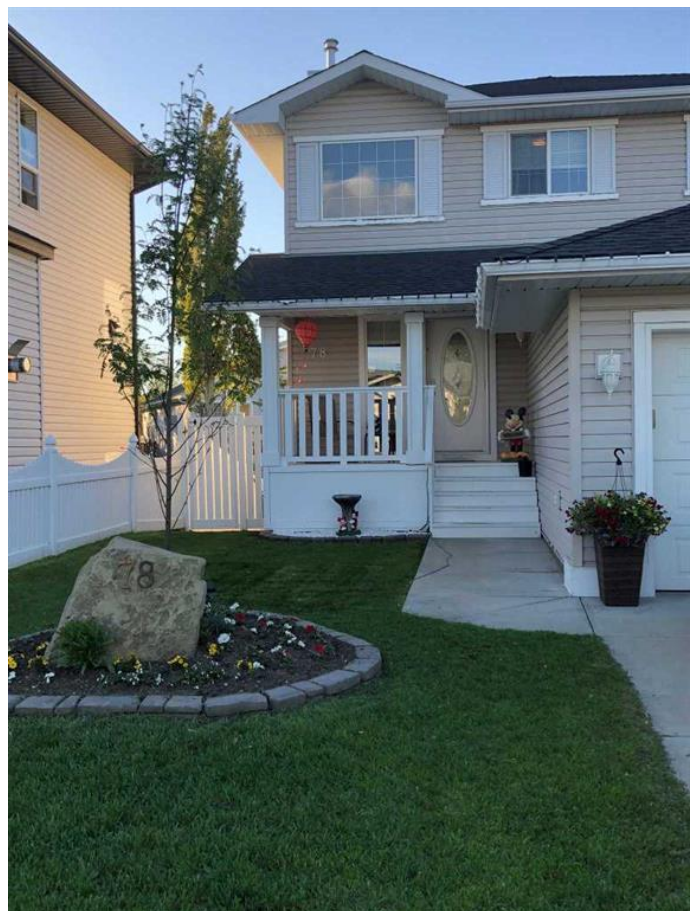
Sheep River Ridge, Okotoks, Alberta

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.

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203886  |
| Price          | \$620,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,647     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2000        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 78 Sheep River Drive |
| Subdivision | Sheep River Ridge    |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1S2              |

### Amenities

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

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, See Remarks                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                   |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Yard, Irregular Lot, Level, See Remarks |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

### Additional Information

Date Listed April 3rd, 2025

Days on Market 28

Zoning TN

## Listing Details

Listing Office Century 21 Masters



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