

\$755,000 - 40 Sheep River Cove, Okotoks

MLS® #A2261486

\$755,000

4 Bedroom, 4.00 Bathroom, 2,093 sqft

Single Family on 0.15 Acres

Sheep River Ridge, Okotoks, Alberta

For more information, please click the "More Information" button. Welcome to your new home in the serene Sheep River Cove. This home offers an exceptional blend of comfort and luxury while backing onto green space. Nestled in a prime location, this home offers direct access to the Sheep River Ridge pathways, bike trails, parks, green spaces, schools and shopping. Spacious and modern, this 2-story home boasts 3000+ square feet of livable space. As you step inside, you'll be greeted by a spacious tiled entrance that sets the tone for the rest of the house. The main floor features a versatile office/ dining room, perfect for your work-from-home needs or hosting dinner parties. The fantastic kitchen boasts granite countertops, induction range, updated lighting and a bright eating area. The adjacent living room, complete with a cozy fireplace, is ideal for relaxing with family and friends. Convenience is key with a main floor laundry room. The home is equipped with numerous upgrades, including newly installed luxury vinyl plank flooring, air conditioning, a dual-zone heating system, a gas hook-up for your BBQ, an alarm system, ceiling fans throughout, water softener and two outdoor storage sheds. Upstairs, you'll find a massive bonus room with a corner fireplace, providing a perfect space for a home theater or play area. The spacious master bedroom is a true retreat, featuring a walk-in closet, a bay window with a stylish bench and a lovely 4-piece ensuite. The ensuite features a



skylight, a separate shower and a huge soaker tub. Two additional good-sized bedrooms and a guest 4-piece bath complete the upper level. The lower level is fully finished and offers a versatile rec room, an additional bedroom, a 4-piece bathroom and a spacious room that can serve as storage, office or play room. Donâ€™t forget to check out the heated double garage which comes complete with overhead shelving and epoxy flooring, providing ample storage and a clean, polished look. This home truly has it all and is ready for you to move in and make it your own. Donâ€™t miss the opportunity to own this beautiful property in a fantastic location! (id:6289)

Built in 2005

Essential Information

Listing #	A2261486
Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,093
Acres	0.15
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Sheep River Cove
Subdivision	Sheep River Ridge
City	Okotoks
Province	Alberta
Postal Code	T1S2G7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
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Features	Treed, PVC window, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Garburator, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener, Water Heater - Gas
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Easy List Realty
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