

# \$648,800 - 34, 100 Sheep River Drive, Okotoks

MLS® #A2262482

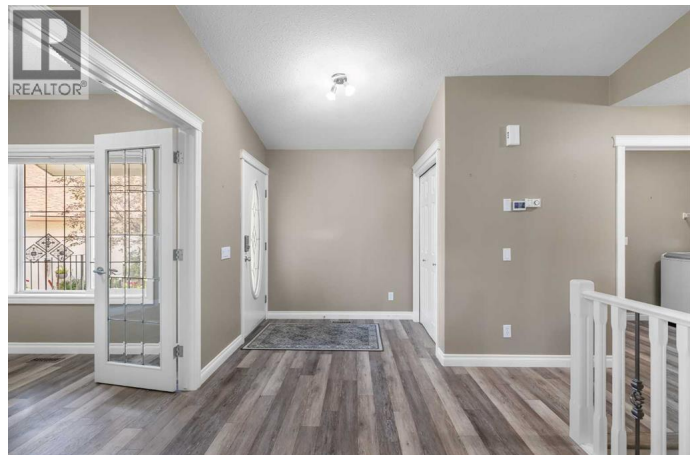
**\$648,800**

3 Bedroom, 3.00 Bathroom, 1,537 sqft  
Single Family on 0.13 Acres

Sheep River Ridge, Okotoks, Alberta

**\*\*PLEASE CHECK OUT THE DRONE VIDEO!**

BEAUTIFUL SPACIOUS and MOVE-IN READY BUNGALOW VILLA IN AN EXCEPTIONAL LOCATION! OVER \$78,000.00 IN UPGRADES & RENOVATIONS. Sheep River Vistas is a quiet 55 plus complex that backs onto the Sheep River Ridge pathway and natural treed area offering you expansive unobstructed views of the Sheep River Valley! This fully developed bungalow offers a stunning 2608 sq. ft. of developed living space. A well-designed open concept main floor with bright spacious rooms. Vaulted ceilings throughout the main floor and nine-foot ceilings down. A large welcoming foyer. Bright main floor den with double French doors and east window makes a great home office or quiet retreat. An elegant spacious living room with large west window, two north windows and a French door that opens to the raised balcony that overlooks the well-manicured greenspace. Three-sided peninsula gas fireplace is enjoyed whether relaxing or dining. The spacious dining area is perfect for a large table. The bright and spacious gourmet kitchen with skylight features black granite counters, custom tile backsplash and white painted oak cabinets and walk-in pantry. Large center granite island with eating bar. Convenient renovated main floor three-piece bathroom off the foyer is perfect for guests. Large bright primary bedroom with sliding patio door to the raised west balcony, the perfect



place for a morning coffee. Huge, renovated spa inspired three-piece bath with skylight, oversize full height tiled walk-in shower with pull down seat, granite vanity, oak cabinets and separate make-up vanity, private lavatory, additional closet and arched passage into the large walk-in closet. Main floor laundry/mud room features coat storage and laundry, including washer, dryer, large sink, counter, and oak cabinets. An inviting fully developed lower-level with the comfort of in-floor heating. Expansive family room with gas fireplace make this a great area for entertaining. Two large bright bed rooms with walk-in closets and an adjacent renovated four-piece bath with soaker tub. Lots of storage area in the utility/storage room. Oversize double attached insulated and dry walled garage. Excellent grounds keeping and snow removal, so you are free to live the “Villa Lifestyle”. Pets are welcome with restrictions and board approval (id:6289)

Built in 2003

**Essential Information**

Listing #	A2262482
Price	\$648,800
Bedrooms	3
Bathrooms	3.00
Square Footage	1,537
Acres	0.13
Year Built	2003
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

**Community Information**

Address	34, 100 Sheep River Drive
Subdivision	Sheep River Ridge
City	Okotoks

Province Alberta  
Postal Code T1S1V3

## Amenities

Amenities Park, Shopping  
Features Cul-de-sac, Treed, French door, No Smoking Home  
Parking Spaces 2  
Parking Attached Garage  
# of Garages 2

## Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Garburator, Microwave Range Hood Combo, Garage door opener, Water Heater - Gas  
Heating Natural gas Other, Forced air, In Floor Heating  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 1  
Has Basement Yes

## Exterior

Exterior Stone, Stucco  
Exterior Features Landscaped, Lawn  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office RE/MAX First



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