# \$559,900 - 248 Sheep River, Okotoks

MLS® #A2213308

## \$559,900

4 Bedroom, 3.00 Bathroom, 1,358 sqft Residential on 0.87 Acres

Sheep River Ridge, Okotoks, Alberta

EVERYTHING YOU'RE LOOKING FOR IN YOU NEW HOME! This 4 bedroom, 3 1/2 bath, semi detached 2 storey has it all and no condo fees! The covered front porch is the perfect place to enjoy your morning coffee or the amazing evening sunsets. The main level greets you with a spacious living room that features a cozy fireplace, dining area, powder room and lots of storage by the front and back doors. The beautiful, unique kitchen with stainless appliances is a must see!! The upper level offers a large primary bedroom with a walk-in closet and 3 piece ensuite. The 2nd and 3rd bedrooms and 4 piece bath complete this level. No problem sleeping through the hot summer nights with your central air conditioning. The lower level includes a 4th bedroom that would be great for teenagers or guests. The remainder of the lower level is partially finished with a huge rec/games area, a 3 piece bath, laundry area and mechanical room. Outside, you'll be impressed with a huge patio that will be enjoyed by everyone for BBQs with family and friends, playdates or just relaxing in the sunshine. The oversized garage (20X26) is insulated and heated with over head doors front and back. There's also extra storage in the upper loft of the garage, very clever. Located on a guite cul-de-sac in desirable Sheep River, this home is close to schools, shopping, walking paths and restaurants.







### **Essential Information**

MLS® # A2213308 Price \$559,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,358 Acres 0.87 Year Built 1994

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 248 Sheep River Subdivision Sheep River Ridge

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1N8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Oversized, Insulated

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), No Smoking Home, Walk-In Closet(s), See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Mantle, Electric

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 10 Zoning TN

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

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