



## 119 Sheep River Bay Okotoks Alberta

\$640,000

Welcome Home to Sheep River located in one of the most sought after neighborhoods in all of Okotoks. Sheep River leaves you within walking distance to schools, playgrounds, amenities, and best of all the Sheep River which has so many km of untouched nature and walking paths you'll forget you live in town at all. This pristine 4-bedroom 3-bathroom bi-level home hosts many upgrades and gorgeous finishes throughout. UPGRADES INCLUDE: NEWER shingles, garage door and composite deck/rails. NEWER appliances, flooring and hot water tank as well! This is the floorplan that makes life easy whether you're watching the kids play in the back yard from the kitchen, or entertaining guests inside the open concept main floor layout with vaulted ceilings! Main level also offers 2 bedrooms including Master with 4 pcs ensuite & two closets. The fully finished lower level offers so much more livable space with 2 large bedrooms, rec room, 3pcs bathroom & storage. With over 2300 sq ft of developed living area and premiere location all making this house the perfect package. Let's not forget to mention plenty of storage, HUGE sun-filled SE professionally landscaped back yard, double attached garage & outstanding curb appeal. Don't miss out, call right now for your private viewing! Great house, great location, great opportunity! Call your favourite realtor for a showing today! PRICED TO SELL! (id:6769)

3pc Bathroom 3.18 M x 2.62 M

Other 3.23 M x 3.15 M

Bedroom 4.65 M x 3.02 M

Exercise room 4.70 M x 3.61 M

Bedroom 6.76 M x 7.37 M

Furnace 3.33 M x 4.90 M

4pc Bathroom 2.29 M x 1.50 M

4pc Bathroom 3.76 M x 1.83 M

Bedroom 3.53 M x 3.00 M

Dining room 4.09 M x 2.41 M

Kitchen 4.09 M x 3.71 M

Living room 5.69 M x 5.56 M

Primary Bedroom 4.83 M x 4.70 M

Listing Presented By:



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