



## 614 Sheep River Mews Okotoks Alberta

\$515,000

Welcome to your dream bungalow villa in the heart of Okotoks! This charming home is perfectly situated, offering the best of both worlds: tranquility and convenience. Nestled in a quiet culdesac with friendly neighbours, this well-maintained property boasts an array of features are a rare find in town, and this villa effortlessly checks all the boxes for size, convenience, and location. As you approach, you'll immediately notice its proximity to serene walking paths and the picturesque river valley, allowing you to connect with nature and enjoy leisurely strolls whenever you desire. Upon entering, you'll be greeted by a spacious, move-in ready interior that has recently been treated to new carpet and fresh paint, ensuring a welcoming and modern ambiance. The vaulted ceilings throughout the main living area create an open and airy atmosphere, perfect for hosting guests or simply relaxing in style. The heart of this home is undoubtedly the large, open kitchen, which seamlessly flows into the dining area. This space is designed to be the heart of your family gatherings and is conveniently connected to a back deck, where you can enjoy alfresco meals and soak in the serene surroundings. Updated appliances, backsplash and a useful pantry with barn doors + in floor heat make the space an ideal design. The primary bedroom is a true retreat with a walk-in closet and ensuite bathroom, providing the ultimate in comfort and privacy. Additionally, a second bedroom on the main floor, accompanied by a second full bathroom with shower, offers ample space for guests or family members. The laundry and mudroom are not only functional but also feature plenty of storage, making organization a breeze. Plus, you'll appreciate the direct access to the double attached garage, ensuring that your vehicles remain secure and protected. The basement of this villa is an absolute gem, featuring ...

4pc Bathroom 8.17 Ft x 8.00 Ft

Recreational, Games room 26.08 Ft x 16.42 Ft

Furnace 21.42 Ft x 23.00 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft

4pc Bathroom 8.08 Ft x 9.50 Ft

Bedroom 12.42 Ft x 11.67 Ft

Dining room 9.75 Ft x 13.67 Ft

Kitchen 7.08 Ft x 12.17 Ft

Laundry room 5.83 Ft x 11.67 Ft

Living room 11.25 Ft x 11.58 Ft

Primary Bedroom 11.17 Ft x 17.00 Ft

Bedroom 10.33 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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