



## 119 Sheep River Bay Okotoks Alberta

\$640,000

Welcome to this stunning 4-bedroom, 3-bathroom bi-level home in the highly desirable Sheep River neighborhood of Okotoks! Perfectly situated within walking distance to schools, playgrounds, and amenities, you'll find yourself immersed in nature with the nearby Sheep River and its extensive walking paths. This pristine home features numerous upgrades, including newer shingles, a garage door, and a composite deck with rails. You'll enjoy modern appliances, fresh flooring, and a recently updated hot water tank. The open-concept main floor, with its vaulted ceilings, is perfect for both family life and entertaining guests. It includes two bedrooms, with the master boasting a 4-piece ensuite and two closets. The fully finished lower level adds even more livable space, featuring two large bedrooms, a rec room, a 3-piece bathroom, and ample storage. With over 2300 sq ft of developed living area, this home is both spacious and functional. Don't overlook the professionally landscaped, sun-filled southeast backyard, perfect for enjoying those warm afternoons, along with the 10 X 8 workshop in back & double attached garage with impressive curb appeal. This is a fantastic opportunity--call your favorite realtor today to schedule a private viewing! (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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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)