



## 13 Sheep River Link Okotoks Alberta

\$610,000

Pride of ownership shines through in this original owner, fully developed home, just steps to the Sheep River embankment. Create a lifestyle of memories in this home with features that everyone in the family will love. Step into the bright and sunny entrance and be captured by the vaulted ceilings, large windows, and gleaming floors. The main level boasts a spacious front living area with cozy gas fireplace. The perfect place to visit with family and friends - or to observe nature out the front picture window. Step through to the functional kitchen featuring loads of cupboards and counter space. The dining space is surrounded by windows and offers a peaceful space to host family meals. The functional floor plan has the bedrooms set away from the kitchen and living room. The primary bedroom boasts a large closet, room for king sized furniture, and a 3 piece ensuite with walk-in shower. 2 more bedrooms and another full bathroom complete this upper level. The lower living area has a wet bar area that could easily be converted to a mini kitchen for relatives or older children. The grand living room features an amazing gas fireplace and hearth - the perfect place to hang your stockings. Enjoy family movies in this room with surround sound (amp and sub included) The unique spa like bathroom in lower level will certainly be a space you will want to relax in. Large jetted soaker tub provides pure bliss for the bubble bath enthusiast. A 4th bedroom and a large storage/laundry room complete the lower level. The insulated front attached double garage is a true convenience. No more walking through snow with groceries!! Relax in the back yard in a true summer oasis. West facing exposure is perfect for the gardener at heart. The upper deck has a gas line for BBQing and power awning providing shade in the afternoons. The lower deck is complete with a pergola and provides a...

4pc Bathroom .00 Ft x .00 Ft

Family room 16.08 Ft x 17.00 Ft

Bedroom 9.25 Ft x 11.33 Ft

Other 9.67 Ft x 9.83 Ft

Laundry room 14.00 Ft x 16.00 Ft

Living room 11.83 Ft x 18.00 Ft

Dining room 10.58 Ft x 11.17 Ft

Primary Bedroom 12.08 Ft x 15.08 Ft

Bedroom 8.83 Ft x 10.50 Ft

Bedroom 9.42 Ft x 10.67 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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