



# 416 Sheep River Point Okotoks Alberta

\$615,000

Welcome to the sought after community of Sheep River! The perfect retreat in the heart of Okotoks! Close to schools, parks, and riverside pathways, this MUST SEE, 4 bedroom bungalow exudes warmth and charm! The main floor boasts a bright and welcoming floor plan, vaulted ceilings, and big beautiful windows highlight the exceptional yet cozy living room. The traditional dining space takes centre stage, alongside the sunlit kitchen; well appointed with an expanse of counters and cabinetry, eat-in breakfast nook, and access (for you and your pet) to the oversized deck and west facing yard. Fully fenced and complete with separate/enclosed dog run. Retreat to the generous primary suite, with spacious closet and private ensuite bath. Two additional bedrooms on the main level are perfect for family members or guests, accompanied by another full bathroom, that has been both fit and finished with a "Best Bath Systems" walk in tub. The fully finished lower level is host to sizeable family room, ideal for movie nights or game days, rec. room, additional bedroom and bathroom; providing flexibility for guests, or could serve as a quiet home office, or craft room, as well as ample storage space and large laundry room! Beautifully maintained and conveniently located; mere minutes, from an array of businesses and amenities, including grocery shopping, restaurants/pubs, fitness, and more. Move-in-ready with mobility in mind; minimal stairs and mobility assisted features included! (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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Bedroom 9.50 Ft x 11.00 Ft  
 Family room 17.17 Ft x 18.00 Ft  
 Recreational, Games room 11.08 Ft x 13.00 Ft  
 Laundry room 10.50 Ft x 16.08 Ft  
 Storage 12.58 Ft x 13.75 Ft  
 3pc Bathroom Measurements not available  
 Other 4.17 Ft x 10.00 Ft  
 Living room 11.00 Ft x 15.08 Ft

Dining room 9.00 Ft x 11.58 Ft  
 Kitchen 9.25 Ft x 11.25 Ft  
 Breakfast 8.83 Ft x 9.00 Ft  
 Primary Bedroom 12.00 Ft x 14.42 Ft  
 Bedroom 10.58 Ft x 11.00 Ft  
 Bedroom 9.00 Ft x 11.00 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available