



GRASSROOTS
REALTY GROUP

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**438 Sheep River Point
Okotoks, Alberta**

MLS # A2231963



\$649,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: wall mounted TV's. (3)

Welcome to Sheep River Ridge! Pride of ownership is very evident here! This Immaculate home is move in ready!! Manicured front lawn is very welcoming and a front patio to sit and enjoy a glass of wine. The front entryway is spacious and has a stone feature wall. Vault ceilings and tons of windows let in natural lighting in your huge living room/ formal dining. Luxury vinyl plank floors throughout the main level. Fresh neutral paint throughout the home in the last year. The kitchen is gorgeous! White cabinets with black counter tops. Easy working U shaped kitchen with dinette area. Garden door leading out to your back deck which has new railing this last year. Huge apple tree in back yard which produces tons of fruit. The upper level of this home is where you will find 2 good sized bedrooms a 4 pce main bathroom and the Primary suite with a 4 pce ensuite with jetted tub. The lower level boasts a huge family room with a gas fireplace for those chilly winter evenings. A walk out door to the cement patio/back yard. For the teenager or your guests that come to visit a bedroom and 3 pce bathroom for privacy. Then there is another LEVEL! Exercise/recreation room and laundry plus flex space for crafts or a home office. Front double attached garage with parking pad out front which is great for company to park off the street. Grab your car keys and call your favorite realtor to book your private viewing today.