



**GRASSROOTS**  
REALTY GROUP

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**62 Sheep River Drive  
Okotoks, Alberta**

**MLS # A2236260**



**\$624,900**

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Outdoor Swing

Welcome to 62 Sheep River Drive in the heart of Okotoks's beloved Sheep River Ridge – a mature, family-friendly community surrounded by nature and steps from the Sheep River Pathway! This well-maintained, fully developed 4-bedroom home offers over 2,000 sqft of comfortable living space on a spacious lot, perfect for growing or multi-generational families. Pride of ownership shines throughout, from the beautifully landscaped front garden and inviting covered porch to the serene backyard oasis. Step inside to discover a bright and functional layout featuring three bedrooms and two full bathrooms upstairs, including a private primary ensuite. The main floor offers a cozy family room with a gas fireplace, a convenient half bath, laundry and a well-appointed kitchen with access to the sunny back deck—ideal for summer BBQs and outdoor dining. The walk-out basement is fully finished with a fourth bedroom, half bath, family recreation room and office leading to the lush backyard with patio space and garden swing—a perfect space for entertaining or relaxing. The attached heated double garage and driveway provide parking for four vehicles. Enjoy being just steps away from scenic trails and nature, while also close to everyday conveniences. Big Rock Elementary School is only a 6-minute walk (500m), with shopping, dining, banking, and the Montessori Preschool just minutes away. Picture evening strolls for ice cream at Dairy Queen and quiet mornings on the porch with a coffee in hand. If you're looking for a safe, peaceful, established community with everything at your fingertips—this home has it all. Click the 3D Tour for a virtual walkthrough and book your showing today!