



**GRASSROOTS**  
REALTY GROUP

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## 40 Sheep River Cove Okotoks, Alberta

**MLS # A2261486**



**\$755,000**

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Exhaust Fan, Mid Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Air Conditioning, Alarm/Security System, Dryer & Washer Pedestals, 2 Storage Sheds, Roughed in Vacuum System, Lorex Camera Doorbell		

For more information, please click the "More Information" button. Welcome to your new home in the serene Sheep River Cove. This home offers an exceptional blend of comfort and luxury while backing onto green space. Nestled in a prime location, this home offers direct access to the Sheep River Ridge pathways, bike trails, parks, green spaces, schools and shopping. Spacious and modern, this 2-story home boasts 3000+ square feet of livable space. As you step inside, you'll be greeted by a spacious tiled entrance that sets the tone for the rest of the house. The main floor features a versatile office/ dining room, perfect for your work-from-home needs or hosting dinner parties. The fantastic kitchen boasts granite countertops, induction range, updated lighting and a bright eating area. The adjacent living room, complete with a cozy fireplace, is ideal for relaxing with family and friends. Convenience is key with a main floor laundry room. The home is equipped with numerous upgrades, including newly installed luxury vinyl plank flooring, air conditioning, a dual-zone heating system, a gas hook-up for your BBQ, an alarm system, ceiling fans throughout, water softener and two outdoor storage sheds. Upstairs, you'll find a massive bonus room with a corner fireplace, providing a perfect space for a home theater or play area. The spacious master bedroom is a true retreat, featuring a walk-in closet, a bay window with a stylish bench and a lovely 4-piece ensuite. The ensuite features a skylight, a separate shower and a huge soaker tub. Two additional good-sized bedrooms and a guest 4-piece bath complete the upper level. The lower level is fully finished and offers a versatile rec room, an additional bedroom, a 4-piece bathroom and a spacious room that can serve as storage, office or play room. Don't forget to check out the heated double garage

which comes complete with overhead shelving and epoxy flooring, providing ample storage and a clean, polished look. This home truly has it all and is ready for you to move in and make it your own. Don't miss the opportunity to own this beautiful property in a fantastic location!