



GRASSROOTS
REALTY GROUP

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701 Sheep River Court
Okotoks, Alberta

MLS # A2263842



\$450,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	825 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Few Trees, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Washer and Dryer

Incredible value in this walkout bungalow with a double attached garage and an illegal basement suite. Situated on a corner lot with plenty of parking and a large backyard, this home offers excellent potential. The main level features vaulted ceilings, a cozy wood-burning fireplace in the living room, two bedrooms, a full bathroom, and its own laundry. The walkout basement has a separate entrance and large windows that fill the space with natural light. It includes an illegal one-bedroom suite with a 3-piece bathroom, separate laundry, and partial renovations already started—ready for the next owner to complete. Located in a desirable neighborhood just steps from the Sheep River Valley and its beautiful walking paths, this property needs more than a bit of TLC, but offers great opportunity for value and versatility.