



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**634 Sheep River Mews
Okotoks, Alberta**

MLS # A2267612



\$549,500

Division:	Sheep River Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,289 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSE CANCELLED AS HOME IS NOW CONTIONALLY SOLD! Welcome to this lovely 3 bedroom, 3 bathroom villa with 2136 sq ft of developed space and a front attached double garage. This awesome property benefits from having no condo fees, but is part of a home owners association, so you don't have to worry about grass cutting or snow removal! As you enter the home you are impressed by the abundance of natural light and the lovely vaulted ceiling. Relax in the spacious living room that has a bay window overlooking the front yard. There is a large formal dining area with bay window overlooking the side yard - perfect for large family gatherings. At the rear of the home is a kitchen, featuring oak cabinets and white appliances. Enjoy your family tea time in the dining nook or step outside onto your low maintenance deck for a BBQ and enjoy the views out over your West facing backyard with mature trees. The spacious primary bedrooms benefits from a bay window, a walk in closet and a 3 piece ensuite with a large vanity and linen closet. The 2nd bedroom on this floor is a good size too and is located close to the 4 piece family bathroom. Completing this level, is a laundry/mud room with built in cabinets. In the fully finished basement is a huge family/ games room with a gas fireplace - a great place for family movie nights! There is a large bedroom #3 and a 4 piece family bathroom. The massive storage room has a washer hook up and built in shelving. Did I mention this home benefits from a water softener and a central vac system? This home is located just a short walk from the river pathway system making it easy to have a lovely evening stroll. Don't miss out on this fabulous property! View 3D /multi media/virtual tour