



GRASSROOTS
REALTY GROUP

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

**39 Sheep River Drive
Okotoks, Alberta**

MLS # A2271543



\$589,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Play Structure, Roller Shades on Deck, Doorbell Camera, Storage Shed, Blinds, Built in Microwave, Garage Heater, Garage Cabinets on wall, Urinal, Garage Door Opener, Kitchen Shelves, White Shelves in Bedroom, Metal and Wood Bench in Garage

Open House CANCELLED. This fully developed home checks all the boxes, offering upgrades, functional living spaces, and a location you'll love. Thoughtfully renovated in sought after Sheep River Ridge, just steps to the stunning river valley! The main level features durable vinyl flooring throughout and is brightened by newer triple pane windows and doors. The L shaped kitchen with island is a standout with granite countertops, stainless steel appliances, a gas cooktop with hood fan, subway tile backsplash, ample storage, and a spacious dining area. On the main level you'll find three comfortable bedrooms, including a primary suite complete with a tiled shower. Both upper bathrooms feature granite counters for a cohesive, upgraded feel. The fully finished basement adds even more versatility with a large rec room, multi purpose room, a third full bathroom with a tiled shower, heated floors and laundry. Additionally there is two generous bedrooms, ideal for guests, teens, or extended family. Plenty of storage throughout the home keeps everything organized. Enjoy year round comfort with air conditioning, and relax outdoors on the covered back deck that's perfect for all seasons. The large, landscaped yard offers room to play, garden, or unwind. The oversized heated detached garage plus RV parking is every man's dream with plenty of room to tinker. Located in a quiet, family friendly community, you're walking distance to parks, playgrounds, the river valley pathway system, shopping, and Big Rock School. This home is perfectly suited for families, downsizers, or anyone seeking comfortable main level living with room to grow. Check out the virtual tour!