



GRASSROOTS
REALTY GROUP

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13 Sheep River Link Okotoks, Alberta

MLS # A2273023



\$610,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

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

Inclusions: Pergola & deck chairs, deep freeze , sub, amp and speakers,

Pride of ownership shines through in this original owner, fully developed home, just steps to the Sheep River embankment. Create a lifestyle of memories in this home with features that everyone in the family will love. Step into the bright and sunny entrance and be captured by the vaulted ceilings , large windows, and gleaming floors. The main level boasts a spacious front living area with cozy gas fireplace. The perfect place to visit with family and friends - or to observe nature out the front picture window. Step through to the functional kitchen featuring loads of cupboards and counter space. The dining space is surrounded by windows and offers a peaceful space to host family meals. The functional floor plan has the bedrooms set away from the kitchen and living room. The primary bedroom boasts a large closet , room for king sized furniture, and a 3 piece ensuite with walk-in shower. 2 more bedrooms and another full bathroom complete this upper level. The lower living area has a wet bar area that could easily be converted to a mini kitchen for relatives or older children. The grand living room features an amazing gas fireplace and hearth - the perfect place to hang your stockings. Enjoy family movies in this room with surround sound (amp and sub included) The unique spa like bathroom in lower level will certainly be a space you will want to relax in. Large jetted soaker tub provides pure bliss for the bubble bath enthusiast. A 4th bedroom and a large storage/laundry room complete the lower level. The insulated front attached double garage is a true convenience. No more walking through snow with groceries!! Relax in the back yard in a true summer oasis. West facing exposure is perfect for the gardener at heart. The upper deck has a gas line for BBQing and power awning providing shade in the afternoons. The lower deck is complete with a

pergola and provides a nice bit of privacy to watch the birds and butterflies. Steps away from schools, playgrounds, miles of walking paths, shopping, and a convenient central location of Okotoks. This home is a perfect mixture of lifestyle, value, and convenience. Many features of this home include - heated floors in primary and lower level bathroom, Air-conditioning, vacuum system, 2 gas fireplaces, and UV film on all upper west windows. Make this home the first stop on your home search.