



**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.