



**GRASSROOTS**  
REALTY GROUP

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## 13 Sheep River Link Okotoks, Alberta

**MLS # A2273023**



# \$610,000

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.