



GRASSROOTS
REALTY GROUP

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**113 Sheep River Drive
Okotoks, Alberta**

MLS # A2278384



\$599,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Low Maint		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Parquet	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, Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: attached garage shelving, shelving on wall in 2nd bedroom, rain barrels, spare wood in garage rafters

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home with a fully finished basement, backing south onto green space and a park. From the moment you enter, you'll be impressed by the hardwood floors and the abundance of natural light throughout the main level. The spacious living room features a cozy gas fireplace and lovely views over the mature backyard. The fabulous kitchen is ideal for both everyday living and entertaining, offering stainless steel appliances, a gas stove, granite countertops, and a large island. Enjoy meals in the bright dining area or step outside onto the covered, south-facing deck—perfect for summer BBQs. Completing the main floor is a convenient half bath with a quartz-topped vanity. Upstairs, you'll find three generous bedrooms. The primary bedroom overlooks the green space and features two closets along with a beautifully renovated 3-piece ensuite with a large tiled shower. A 4-piece family bathroom and stacked washer and dryer on this level add everyday convenience—no more trips to the basement for laundry. The fully finished basement offers a large family room with a second gas fireplace and durable laminate flooring, along with a versatile flex room ideal for a hobby space or home office. The utility room provides ample storage and includes a utility sink. Recent updates include a new furnace (2024), hot water tank (2020), central vac (2024) and water softener (2017). Outside, the large backyard is enhanced by mature trees and shrubs, offering excellent privacy and shade. A storage shed and the spacious covered deck create the perfect setting to relax and unwind. Additional highlights include new shingles (2020) and a front-attached garage. Located in a great community close to walking paths, green spaces, and amenities, this home is move-in ready and not to be missed. Book your showing

today!