



**162 Woodbend Way  
Okotoks, Alberta**

**MLS # A2287796**



**\$949,000**

<b>Division:</b>	Woodhaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,982 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Irregul		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Storage		
<b>Inclusions:</b>	N/A		

Set on a premium ridge lot backing onto the Sheep River Valley, pathway system, and nature reserve, this distinctive home offers a rare combination of setting, space, and character. Surrounded by mature landscaping and uninterrupted natural views, the location provides privacy, direct access to outdoor recreation, and a strong connection to the surrounding environment. This well-maintained, character-rich home blends timeless design with thoughtful updates. Warm cedar ceilings, vaulted spaces, and multiple fireplaces create a sense of comfort and individuality that's hard to replicate in newer construction. Unique architectural details and natural materials throughout give the home a welcoming, lived-in feel while still offering generous room sizes and flexible living areas. Recent updates include a new roof, exterior paint, driveway, garage door, furnaces, and flooring throughout. A custom solar panel system has been installed and is producing more electricity annually than the home uses (seller-provided data), offering long-term energy efficiency and reduced operating costs. Featuring over 4,500 sq ft of developed living space, the layout supports both everyday living and larger gatherings. The upper-level features three spacious bedrooms and a versatile loft, while the primary bedroom includes a large ensuite, walk-in closet, and an east-facing balcony overlooking the river valley—an ideal spot to enjoy morning light and changing seasons. The main floor offers multiple living and dining areas, laundry room, bar area, and a flexible den or office space. The fully developed basement extends the home's functionality with an additional bedroom, recreation and games rooms, wet bar, ample storage, and a four-piece bathroom with sauna. Outdoors, the low-maintenance backyard by Kayben extends your outdoor living with pergola areas,

and inviting spaces to relax or entertain while taking in the natural surroundings. This is a home with history, warmth, and a setting that's increasingly hard to find—offering space to grow, gather, and enjoy a truly special location. Don't miss your chance to own this incredible home!