



**47 Sheep River View
Okotoks, Alberta**

MLS # A2292775



\$699,900

Division:	Sheep River Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,436 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 214
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Silver wall decor in living room, shelving unit in 2pc bathroom, audio equipment (tuner & amplifier)

BEAUTIFUL ESTATE VILLA | FULLY DEVELOPED WALK-OUT BASEMENT | IN-FLOOR HEAT | UPGRADES THROUGHOUT | BACKS ONTO SHEEP RIVER VALLEY | Rarely does a home like this come available!!! Tucked away in a quiet & tranquil location, this home is fabulous…showcasing a dramatic vaulted ceiling in a spacious & open floor plan with large windows allowing for an abundance of natural light & breathtaking views of the woods of Sheep River Valley! The main level features a terrific layout that is not only stylish but also functional…the kitchen is beautiful with white quartz countertops, a huge island with undermount sink, stainless steel appliances including a brand new stove & a walk-through pantry. The kitchen overlooks the open dining area & huge living room with gas fireplace…perfect for entertaining! From the living room, the patio doors open to the deck that looks out onto the woods…your oasis to enjoy Mother Nature! The Master bedroom is generous in size, has custom window coverings & a renovated 5pc ensuite with dual sinks, jetted tub, separate shower & walk-in closet. Completing this main level is a sunny den (with closet), large tiled foyer, laundry & mudroom. The walkout basement, with in-floor heat throughout, is fully finished…there is a huge family/rec room with gas fireplace & fantastic wet bar…spacious enough to allow for a full games area and a separate family/sitting area. There are 2 additional bedrooms (both large is size), a 4pc bathroom & additional storage. From the family room you have direct access to the covered patio. EXTRA FEATURES: Newly repainted, in-ceiling speakers, high ceilings, central A/C, low condo fees, and more! This home is available for a quick possession! Don’t let this incredible opportunity pass you by!