



**412 Sheep River Point
Okotoks, Alberta**

MLS # A2295377



\$629,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Chest freezer in garage, TV mounts, paper system in basement (if youâ€™d like)

Bright, well-maintained family home in the desirable and well established community of Sheep River. The main floor features a spacious entry with vaulted ceilings, hardwood floors, an open staircase, and large windows that bring in plenty of natural light. The living room includes a fireplace and an open concept that flows into a functional kitchen with full-height cabinets, a large “L” shaped island, granite countertops, newer appliances and a pantry. The dining area is surrounded by windows and offers space for a full-sized table. Upstairs you’ll find three good-sized bedrooms, including a primary suite with a large closet and an ensuite featuring a walk-in shower and soaker tub. That’s not all! There is also a separate bonus room with a gas fireplace and large windows that provides flexible use as a fourth bedroom, office, or kids play room. The large backyard is west facing and has back ally access! The yard has tons of space, includes raised garden beds and has a large deck, great to host family and friends. Additional features include a spa like bathroom, newer appliances and a “larger than normal” attached garage. Conveniently located close to parks, schools, walking paths along the Sheep River, and within walking distance to shopping and restaurants.