



**43 Sheep River Heights  
Okotoks, Alberta**

**MLS # A2297277**



**\$799,900**

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This well maintained 2 storey is located on one of the MOST DESIRABLE streets in Okotoks. The main floor features an open concept with AMAZING MOUNTAIN VIEWS from the kitchen, eating area and living room. The kitchen includes tons of cabinetry, an oversized center island and walk through pantry to the large entry to the garage. Curl up in your spacious living room that features a cozy gas fireplace. From the eating area, step out the garden doors to your west facing deck, private back yard and large patio. Also on the main floor is the 2 piece powder room and front office/den that could be used as another bedroom if needed. The upper level boasts a huge primary bedroom that includes a vaulted ceiling, a large L shaped walk in closet with a window, and the 5 piece ensuite has dual sinks, a corner jetted tub, a separate shower and a private water closet. Relax with your favorite beverage from this bedroom's garden door to the upper balcony, west facing, to take in those incredible views. 2 more spacious bedrooms and 4 piece bathroom complete this level. The unfinished basement has large windows and rough in plumbing. There's ample space here just waiting for your finishing touches the way you want it to be. Only steps away from the escarpment and pathway system along the Sheep River, great for cycling, jogging or those evening strolls. With no neighbors behind you, just image enjoying those beautiful, tranquil sunsets and unobstructed mountain views! It's like living in the country but with all the comfort and amenities of being in town!