



**107 Sheep River Bay
Okotoks, Alberta**

MLS # A2298402



\$680,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Level, No Back Lane, Pie Shaped Lot		

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

Inclusions: N/A

Impeccably designed both inside & out with the finest attention to detail, this renovated home is spectacular! Located on a Southwest back yard on a pie lot in the heart of Sheep River Ridge. You are welcomed into the home over the covered front porch. The main level offers an open floor plan, office / flex room with a gas fireplace off the front of the house. Spotless oak hardwood floors flow throughout the entire main floor through the living room and into the renovated kitchen that boasts stainless steel appliances, floor to ceiling cabinetry, quartz countertops, coffee bar, breakfast nook & central island which is a must for entertaining. The South facing door off the kitchen perfectly connects indoor/outdoor entertaining spaces regardless of rain or shine. Upstairs you'll find the laundry room and a primary retreat like no other featuring an intimate bedroom with bright windows luxurious ensuite with 10 mm glass in the tiled shower, a corner soaker tub, quartz countertops & a walk-in closet that will be the envy of all your friends. Two additional upstairs bedrooms have their own 4-piece bathroom. The lower level consists of a recently developed open rec room with knockdown ceilings, pot lights and 4 egress windows. The double attached garage is fully finished with extra storage shelves & workbench. The south facing composite deck has exterior gas outlets overlooking large mature trees and a fenced off dog run. All of this and more makes this the best house for you to call home.