



**6 Sheep River Crescent
Okotoks, Alberta**

MLS # A2299644



\$625,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: In Floor, Forced Air

Floors: Cork

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub, Kitchen Island, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: N/A

****Open house Saturday April 11 from 1-3pm**** Walk-out bungalow with over 2,600 sq ft of total living space, ideally located just steps from the Sheep River Valley and its extensive walking path network. This well-laid-out home offers 5 bedrooms and 3 bathrooms, with vaulted ceilings through the main living area creating an open, airy feel. The kitchen features stainless steel appliances, and main floor laundry adds everyday convenience. The primary bedroom includes a walk-in closet and full ensuite. The fully finished walk-out basement is warmed by in-floor heat and includes a large recreation room with direct access to the spacious backyard, along with 3 additional bedrooms, a full bathroom, and a large mechanical and storage room. Outside, the home has strong curb appeal with a generous front porch, while the heated and insulated double attached garage offers high ceilings.