



**79 Sheep River Crescent
Okotoks, Alberta**

MLS # A2300819



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub		

Inclusions: none

OPEN HOUSE April 18 from 1 - 3 pm. This well-located home backs onto a playground and greenspace with walking paths that connect to the river valley. You can get right downtown on the pathway system without ever crossing a major road. The southeast-facing backyard enjoys great natural light and features a large deck overlooking the green space. Inside the home has been lovingly updated with refinished hardwood floors, painted cabinets, newer stainless appliances, and new quartz counters. The comfortable main floor layout features an open concept living, dining and, kitchen space with tons of windows. The living room is centered around a gas fireplace, while the nook is surrounded by windows. There is a flex space at the front of the home that's currently used as a formal dining area, and the laundry room is also on this level. Upstairs offers new vinyl plank floors, three bedrooms, plus a spacious bonus room with high ceilings. The finished walkout basement has a 4th bedroom and another full bathroom. The house also has A/C, a water softener, and a water filtration system. The fully fenced yard, nearby Sheep River pathway system, and convenient access to schools and shopping make this a solid choice in a family-friendly setting.