



**180 Sheep River Cove
Okotoks, Alberta**

MLS # A2304298



\$799,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsc...		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Shed, wood shed, fire pit, mounted umbrella on deck, hot tub, storage box outside

Nestled in the coveted Sheep River Cove of Okotoks and backing directly onto a breathtaking treed environmental reserve, this rare gem offers the privacy and natural connection you've been dreaming of—walking paths to the river, frequent wildlife sightings just beyond your backyard, and a country-living feel right in town. This fully finished 4-bedroom home offers nearly 2,600 sq ft of beautifully developed living space, thoughtfully designed and meticulously maintained throughout. Inside, large windows along the back flood the home with natural light and showcase the ever-changing views through all four seasons. The kitchen is a standout, featuring upgraded cabinetry, high-end appliances (many of which have been recently replaced), exotic granite countertops, and a timeless marble backsplash, while the functional mudroom includes built-in lockers that make everyday living easy and organized. Upstairs, the spacious primary retreat offers a walk-in closet, a luxurious 5-piece ensuite, and a private balcony—an ideal place to unwind in the evening—alongside two additional bedrooms, a bonus room with built-in surround sound, a full 4-piece bathroom, and convenient upper laundry. The fully finished basement provides even more living space with an additional bedroom, a large family room, and another full bathroom. The southwest-facing backyard is incredibly private and designed for both relaxing and entertaining, featuring a two-tiered deck with a gas line for your BBQ, hot tub, and plenty of sunshine throughout the day. And while the current season may not show it, exterior photos were thoughtfully captured in the summer to highlight just how beautiful this property is when everything is in full bloom. There have also been significant recent upgrades, including all new siding, soffits, and fascia in 2024, finished with durable and highly

sought-after Hardie board—an investment of approximately \$40,000—along with a heated oversized garage, air conditioning, and a new hot water tank in 2023. This is a true turnkey home in one of Okotoks’ most special pockets, where homes like this don’t come up often—be sure to explore the virtual tour for a closer look and book your private viewing today.