



**101 Sheep River Crest
Okotoks, Alberta**

MLS # A2304346



\$899,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,539 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

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

Inclusions: N/A

This immaculate high-end bungalow offers a well-planned layout, quality finishes, and a long list of upgrades throughout. Features include hardwood floors, high ceilings, extensive built-ins, and large triple-pane low-E windows that bring in excellent natural light. The open-concept main living area includes a fireplace with a built-in maple wall unit, while the kitchen features granite countertops, an undermount sink, maple cabinetry, and a bright eating nook with deck access. A front flex room or home office enjoys a mountain view, and the main floor also includes laundry with built-in cabinetry. The spacious primary bedroom offers a large walk-in closet and a well-appointed 5-piece ensuite. The fully finished basement features ‘ ceilings, large windows, a generous family room with space for a pool table, two additional bedrooms, a craft room, and a full bathroom. Energy-efficient details include a dual-zone high-efficiency furnace, low-flow fixtures, and R-50 attic insulation. Set on a large corner lot with a ‘ deep garage suitable for a truck, this is a clean, comfortable, and thoughtfully upgraded home.