



**3 Sheep River Hill
Okotoks, Alberta**

MLS # A2135787



\$695,000

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| Division: | Sheep River Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,795 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Rectangular Lot, S | | |

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| Heating: | Baseboard, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: refrigerator x 2, electric stove x 2, microwave x 2, dishwasher, central vac and attachments, washer, dryer, window coverings, furniture negotiable, Central Vacuum/Attachments, Garage Door Opener, Workbench(s), shed

This home is a true gem with views overlooking Okotoks! Located on a family-friendly cul-de-sac, this 2-story walkout features a fabulous, newly renovated illegally suited basement perfect for an older child, older parent or even an Air BnB scenario. It features a full kitchen, bright and airy living room, bedroom and 3-piece bathroom. The home is so meticulously kept that you would think Dream West just built it yesterday! For the all-season BBQ enthusiast, the enclosed sunroom is a dream! You can BBQ all year round with protection from the weather with removable sliding windows which accommodate the enjoyment of all seasons. The main floor features an open concept dining, living, kitchen scenario with main floor laundry as well. Upstairs, a sun-filled bonus room offers ample space for making memories with the family. The brand new furniture up there is also negotiable and perfect for the space! The Primary Bedroom is very spacious with a walk-in closet and 4-piece ensuite with relaxing soaker tub. Two other upper bedrooms round out this level. A backyard shed is perfect for storing all your gardening needs. The exterior stucco is a bonus upgrade from Dream West at the time of build. New up/down custom blinds and shutters in the bonus room ensure just the right amount of sunlight, and new paint throughout makes it fresh and inviting. Location is stellar as it's only a 5 minute walk to the Sheep River Pathway system for relaxing strolls in nature, and only an 8 minute walk to Big Rock Elementary School. Loads of amenities only a short drive away too. This home certainly has so much to offer and worth exploring in your home search!