



**43 Sheep River Heights
Okotoks, Alberta**

MLS # A2297277



\$799,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

This well-maintained 2-storey home is located on one of the most desirable streets in Okotoks. The main floor features an open-concept design with amazing mountain views from the kitchen, dining area, and living room. The kitchen offers an abundance of cabinetry, an oversized center island, and a convenient walk-through pantry leading to the spacious garage entry. Relax in the inviting living room highlighted by a cozy gas fireplace. Step through the garden doors from the dining area onto the west-facing deck, overlooking the private backyard and large patios— perfect for enjoying the outdoors. Also on the main floor is a 2-piece powder room and a versatile front office/den that could easily serve as an additional bedroom if needed. Upstairs, the huge primary bedroom features a vaulted ceiling, a large L-shaped walk-in closet with a window, and a luxurious 5-piece ensuite complete with dual sinks, a corner jetted tub, separate shower, and private water closet. Enjoy your morning coffee or evening sunsets from the private west-facing balcony with incredible unobstructed mountain views. Two additional spacious bedrooms, a 4-piece bathroom, and large linen closet complete the upper level. The unfinished basement includes large windows and rough-in plumbing, offering endless potential for future development tailored to your needs. Just steps from the escarpment and pathway system along the Sheep River, this location is ideal for cycling, jogging, or peaceful evening strolls. With no neighbors behind, you’ll love the privacy, tranquil sunsets, and breathtaking mountain views — offering the feel of country living with all the conveniences and amenities of living in town!