



GRASSROOTS
REALTY GROUP

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**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 is located on one of the MOST DESIRABLE streets in Okotoks. The main floor features an open concept with AMAZING MOUNTAIN VIEWS from the kitchen, eating area and living room. The kitchen includes tons of cabinetry, an oversized center island and walk through pantry to the large entry to the garage. Curl up in your spacious living room that features a cozy gas fireplace. From the eating area, step out the garden doors to your west facing deck, private back yard and large patio. Also on the main floor is the 2 piece powder room and front office/den that could be used as another bedroom if needed. The upper level boasts a huge primary bedroom that includes a vaulted ceiling, a large L shaped walk in closet with a window, and the 5 piece ensuite has dual sinks, a corner jetted tub, a separate shower and a private water closet. Relax with your favorite beverage from this bedroom's garden door to the upper balcony, west facing, to take in those incredible views. 2 more spacious bedrooms and 4 piece bathroom complete this level. The unfinished basement has large windows and rough in plumbing. There's ample space here just waiting for your finishing touches the way you want it to be. Only steps away from the escarpment and pathway system along the Sheep River, great for cycling, jogging or those evening strolls. With no neighbors behind you, just imagine enjoying those beautiful, tranquil sunsets and unobstructed mountain views! It's like living in the country but with all the comfort and amenities of being in town!