



**101 Sheep River Crest  
Okotoks, Alberta**

**MLS # A2304346**



**\$899,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 9’ 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 24’ deep garage suitable for a truck, this is a clean, comfortable, and thoughtfully upgraded home.