



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**438 Sheep River Point
Okotoks, Alberta**

MLS # A2308236



\$617,500

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, High Ceilings, Laminate Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: None

This well-maintained, move-in ready home shows clear pride of ownership throughout and is located on a quiet cul-de-sac close to walking paths along the river. The main floor features a spacious entryway with a stone feature wall, leading into a bright living and dining area with vaulted ceilings and large windows. New luxury vinyl plank flooring runs throughout the main level, and the home has been freshly painted in neutral tones. The kitchen offers a functional U-shaped layout with white cabinetry, newer laminate countertops, and a new fridge, along with a dining nook and access to the back deck with updated railing and new stairs. Upstairs, you'll find 2 good-sized spare bedrooms, a full main bathroom, and the primary bedroom has a 4-piece ensuite. The third level features a large family room with a gas fireplace and a walkout to the backyard patio, plus an additional bedroom and a 3-piece bathroom, ideal for guests or older children. The fourth level includes a laundry area and extra space for a gym, recreation room, or home office. Additional updates include the roof (2022) and a hot water tank replaced last year. The home also features alley access and a double attached garage.