



GRASSROOTS
REALTY GROUP

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**8 Sheep River Hill
Okotoks, Alberta**

MLS # A2309308



\$775,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully renovated modern farmhouse-inspired home offering breathtaking panoramic views of Okotoks and a perfect balance of luxury, warmth, and functionality. Every detail has been thoughtfully designed, creating a truly one-of-a-kind property inside and out, complete with central A/C for year-round comfort. From the moment you arrive, the curb appeal stands out with cedar shake accents, modern barn lighting, glass railings, and a composite front porch that creates an inviting first impression. Step inside to custom stained hardwood flooring, a welcoming front entry, and a custom locker area complete with a Douglas Fir bench and shelving. The heart of the home is the stunning open-concept kitchen and living space designed for both entertaining and everyday living. Featuring soft-close custom cabinetry, quartz countertops, upgraded stainless steel appliances, and a built-in pantry with pull-out shelving, this kitchen checks every box. The oversized island offers plenty of prep space and seating for family and guests alike. Just off the kitchen is a bright dining area perfectly positioned to capture the incredible views, with direct access to the composite deck with glass railings overlooking the town. The formal dining room offers incredible flexibility and could easily function as an additional sitting area or lounge. Anchored by a beautiful gas fireplace with built-in shelving, a Douglas Fir mantle, and a stunning shiplap feature wall, this space adds warmth and character to the main floor. Completing the level is a spacious mudroom off the heated and drywalled 19x20 garage, complete with additional storage, dog door access, and a beautifully updated laundry and powder room. Upstairs, the massive bonus room creates the perfect family retreat with a custom built-in office area, feature wall, and plenty of room to relax or entertain. Plush newer carpet leads into the bedroom area

where you'll find a gorgeous primary retreat showcasing incredible views of Okotoks, a walk-in closet with custom wardrobes, and a spa-inspired ensuite featuring honeycomb tile flooring, a fully tiled stand-up shower, and sliding barn door entrance. Two additional bedrooms, another full bathroom, and ample storage complete the upper level. The fully developed walkout basement adds even more versatile living space with a cozy theatre room featuring garden doors leading to the backyard, a beautifully finished 3-piece bathroom with tiled shower and custom industrial shelving, plus a spacious fourth bedroom with its own garden door access and private patio area. Outside, the backyard has been thoughtfully designed with tiered spaces perfect for entertaining, relaxing, gardening, or gathering around the firepit. The landscaping follows the Town of Okotoks environmental landscaping program, creating a low-maintenance, water-smart, and deer-resistant outdoor space. Mature lilacs, cherry trees, apple trees, planter beds, mulch, and rundle rock complete the setting beautifully.