



GRASSROOTS

REALTY GROUP

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**454 Sheep River Point
Okotoks, Alberta**

MLS # A2319976



\$640,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 Person Hot Tub, Phantom Screens, All Lighting Fixtures, All Bathroom Fixtures, Cabinets in Garage, Planters on Front Deck, Planters in front of Garage, Freezer

Welcome to this immaculate custom-built walkout bungalow nestled on a desirable corner lot in the sought-after Sheep River community of Okotoks. Offering approximately 1,200 sq. ft. of thoughtfully designed main-floor living space, this beautifully maintained home combines warmth, functionality, and an exceptional location. Rich American Black Cherry hardwood flooring and a striking epoxy stone entryway create an inviting first impression and add timeless character throughout the main living areas. The bright and inviting main floor features soaring vaulted ceilings, skylights, and an open-concept layout that fills the home with natural light. The spacious kitchen offers a large island, abundant cabinetry, a built-in china cabinet, and easy access to the expansive deck—perfect for entertaining or relaxing outdoors. The main level also includes a generous living and dining area, two bedrooms, and a full bathroom. The fully developed walkout basement provides outstanding additional living space with a large family room centered around a cozy corner fireplace, a spacious third bedroom, a 4-piece bathroom, laundry area, and ample storage. Situated on a 4,575 sq. ft. corner lot, this property offers excellent curb appeal, a double attached garage, and a private outdoor retreat complete with a two-person hot tub. Built in 1997, the home has been meticulously cared for and reflects pride of ownership throughout. Enjoy the convenience of living just steps from the extensive pathway system that winds throughout Sheep River and along the river valley, providing endless opportunities for walking, cycling, and enjoying nature. Families will appreciate the close proximity to Big Rock School, parks, playgrounds, the local Emergency Services Building, and all the amenities that make this established neighbourhood one of Okotoks' most desirable

communities. Rarely do walkout bungalows in such pristine condition and prime locations become available. This is an exceptional opportunity to enjoy the ease of bungalow living in a welcoming, family-friendly community.