



761 Sheep River Court
Okotoks, Alberta

MLS # A2320078



\$565,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,477 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

A pie lot with SW exposure, mature trees, and a children's park just steps away. Before you even step inside, this property checks boxes that are genuinely hard to find together. Nestled on a quiet cul-de-sac in a well-established neighbourhood with schools and shopping just minutes away. Inside, a unique 3-level split floor plan makes the most of the space. An open-concept main living area with vaulted ceilings, large windows, and a modern electric fireplace with built-in shelves. The primary bedroom sits privately on its own level, complete with walk-in closet and 4-piece ensuite. A second bedroom and full 4-piece bathroom are conveniently located on the main level. New LVP flooring throughout the main and primary levels, new stair carpet, newer appliances, and 40-year shingles (2016) mean the big items are looked after. The unfinished basement has high ceilings and large windows and is yours to finish however you like. Priced to reflect its potential. A location this good rarely comes with this much upside.