



**5 Sheep River Link
Okotoks, Alberta**

MLS # A2327788



\$594,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Welcome to 5 Sheep River Link in desirable Sheep River. A warm, well-maintained two-storey family home with timeless oak trim and bright, welcoming living spaces with a brand new high efficiency furnace and pex plumbing throughout . Step into a light-filled foyer that leads into an open-concept kitchen, living and dining area, perfect for weekday breakfasts, homework stations, and weekend entertaining. The kitchen features a central island and generous cabinet space, making meal prep a breeze while you keep an eye on the kids. Upstairs you’ll find three bedrooms and 3 piece bath plus a large bonus room – ideal as a playroom, media hub, or a grown-up hangout. The primary suite pampers with an ensuite that includes a jetted tub and separate shower. Outside, the private, treed backyard and spacious deck set the scene for summer BBQs, gardening, and backyard games, while the friendly, family-filled street means plenty of playmates for little ones and a true neighbourhood feel. This is a home that balances everyday practicality with classic character – move right in and start making memories.