



GRASSROOTS
REALTY GROUP

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47 Sheep River Cove
Okotoks, Alberta

MLS # A2329208



\$625,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: None

Located in the quite neighborhood of sheep river cove just steps from the river walking path this Dream West built backs to a greenspace and walking path. Offering a bright, open floor plan with neutral décor throughout, this home features hardwood flooring in the main living spaces. The spacious living room is centered around a gas fireplace, while the kitchen has granite counters, stainless appliances, a corner pantry, and an abundance of solid wood cabinets. A convenient 2 piece bathroom completes the main floor. Upstairs you will find three bedrooms and a bonus room with vaulted ceiling. There is a 4 piece main bathroom, and a spacious primary suite with a walk in closet and 4 piece ensuite. The fully developed basement adds a fourth bedroom, a third full bathroom, and a bright family room with large windows that bring in plenty of natural light, making the lower level feel open and inviting. Enjoy central air conditioning for year-round comfort, along with a welcoming front porch and a low maintenance composite deck overlooking the west facing backyard. There is a playground nearby, and very little traffic thanks to the secluded nature of this area. This home offers a great combination of space, comfort, and location close to parks, pathways, and amenities.