



GRASSROOTS
REALTY GROUP

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43 Sheep River Heights Okotoks, Alberta

MLS # A2329983



\$769,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	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), Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained two-storey home, ideally situated on one of Okotoks' most sought-after streets. Offering spectacular, unobstructed mountain views and exceptional privacy with no neighbors behind you, this home combines the tranquility of country living with the convenience of living in town with all amenities. The bright, open-concept main floor is designed to take full advantage of the breathtaking views from the kitchen, dining area, and living room. The well-appointed kitchen features abundant cabinetry, an oversized center island, and a convenient walk-through pantry leading to the spacious mudroom and garage entry. The inviting living room is features a cozy gas fireplace, while garden doors from the dining area open onto the west-facing deck, overlooking the private backyard and patios—perfect for relaxing or entertaining while enjoying the spectacular sunsets. A 2-piece powder room and a versatile front office or den, which could easily serve as an additional bedroom, complete the main level. Upstairs, the spacious primary retreat boasts a vaulted ceiling, a large L-shaped walk-in closet with a window, and a luxurious 5-piece ensuite featuring dual sinks, a corner jetted tub, separate shower, and private water closet. Step onto your private west-facing balcony to enjoy your morning coffee or unwind in the evening while taking in the incredible mountain views. Two additional generously sized bedrooms, a 4-piece bathroom, and a large linen closet complete the upper level. The unfinished basement offers endless possibilities with large windows and rough-in plumbing already in place, making it easy to create additional living space tailored to your lifestyle. Located just steps from the Sheep River escarpment and the town's extensive pathway system, this exceptional location is perfect for walking, cycling,

jogging, or simply enjoying nature on your evening strolls. The combination of panoramic mountain views, peaceful surroundings, and privacy makes this home a truly rare opportunity.