



GRASSROOTS
REALTY GROUP

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9 Sheep River Heath Okotoks, Alberta

MLS # A2331715



\$849,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to a home where timeless design meets everyday functionality. Nestled in the established community of Sheep River, this exceptional custom-built two-storey backs directly onto green space and is just steps from the Sheep River pathway system, parks, schools, shopping, and everyday amenities. Designed with growing families in mind, this thoughtfully crafted home offers over three levels of beautifully finished air-conditioned living space, featuring five spacious bedrooms, a dedicated main-floor office or den, and a versatile upper-level loft perfect for a second office, library, craft room, or bonus living area. The heart of the home is the impressive chef-inspired kitchen, complete with a large central island, granite countertops, stainless steel appliances, walk-in pantry, and abundant prep space. The adjoining dining area easily accommodates large family dinners while providing seamless access to the spectacular backyard—perfect for indoor-outdoor entertaining. The soaring two-storey living room creates an unforgettable first impression, highlighted by 17-foot vaulted ceilings, elegant arched windows that flood the space with natural light, a classic fireplace, and stunning southwest backyard views. Practicality is just as important as style, with a convenient mudroom, powder room, and direct access to the oversized double attached garage. Upstairs, the primary suite is a true retreat. Spacious enough for a king-sized bedroom set plus a sitting area, reading nook, fitness corner, or private workspace, it offers incredible flexibility. The luxurious ensuite and oversized walk-in closet complete this peaceful sanctuary. Two additional generously sized bedrooms, a full family bathroom, convenient upper-level laundry, and the open loft overlooking the great room below complete the second floor. The fully finished basement extends the living

space with a massive family and recreation room, ideal for movie nights, games, or entertaining. A dedicated pool table area, two additional large bedrooms, another full bathroom, utility room, and cold storage provide exceptional versatility for larger families or overnight guests. Outside is where this home truly shines. The southwest-facing backyard is a private retreat designed for making memories. Enjoy the custom patio, pergola, dedicated barbecue area, fire pit, garden shed, and mature landscaping that creates both beauty and privacy. Best of all, you'll enjoy direct access to the adjacent park and playground—an ideal extension of your own backyard. Beautifully maintained and thoughtfully designed, this one-of-a-kind Sheep River home offers the perfect blend of comfort, space, and location. If you've been searching for a home that accommodates every stage of family life while offering an exceptional outdoor lifestyle, this is the one.