



GRASSROOTS
REALTY GROUP

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11 Sheep River Gate Okotoks, Alberta

MLS # A2345438



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,226 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Reinforced Support Bar In Basement For Gym Equipment, 2 x tv wall mounts , 1 TV in Lower Rec Room, 2 Rain Barrels, Electric Heater in Garage, 3 Security Cameras, Doorbell Camera, Shed, Plant Pot In Back Yard, All Attached Shelving and Benches in Garage and Laundry Room

****OPEN HOUSE SATURDAY OCT. 3RD - 2:30-5:00 PM**** Great curb appeal! Welcome to this 4-level split home, ideally situated on a beautifully landscaped corner lot in the desirable community of Sheep River. From the moment you arrive, the home offers a warm and welcoming feel, with a thoughtful layout designed for comfortable everyday living. Step inside into approximately 2,400 square feet of fully developed living space, enhanced with natural lighting and warm hardwood flooring. The main level features an open floor plan, flowing seamlessly from the comfortable living room into the spacious dining room that accommodates daily dining or large gatherings. Just beyond, the custom dream kitchen captures the heart of the home with granite countertops, rich wood cabinetry, custom pull-out spice racks and drawers, and loads of thoughtful storage. A Wolf gas cooktop with pop-up ventilation adds a professional touch, making this kitchen as functional as it is beautiful. Upstairs, the private upper level features a spacious primary bedroom complete with a walk-in closet and a 3-piece ensuite. The ensuite is finished with elegant tile detailing and a walk-in tiled shower, creating a polished and comfortable retreat. Two more bedroom are also located on this level along with a 4 piece bathroom. A few steps down from the main level, you'll find the cozy family room. Anchored by a gas fireplace, this is a wonderful place for the family to gather, relax, watch movies, or unwind at the end of the day. This level also features a comfortable fourth bedroom along with a convenient 3-piece bathroom - ideal for guests or older children. Continue down to the lowest level, where a versatile flex room offers even more living space. This area is perfect for a home office, gym or hobby room depending on your needs. The laundry room and spacious storage area are thoughtfully

tucked away, keeping everyday essentials out of sight while maintaining an uncluttered living space. Venture outside where the backyard offers an inviting extension of the home, designed for relaxation. The spacious two-tier deck is a true highlight, especially for the BBQ enthusiast, with a covered area that allows you to grill comfortably in any weather. The screened-in portion creates a cozy and protected space for outdoor dining and gatherings you'll want to use throughout the seasons. Newer fencing, and a large shed provides space for outdoor equipment and extra storage. This beautifully maintained yard offers plenty of room to enjoy outdoor living. The heated attached garage adds even more value, offering secure parking and comfort during the colder months. Recent updates to the home provide added peace of mind, including a new furnace and hot water tank (2025) refrigerator (2023) washer and dryer (2021) and central A/C (updated in 2024). This home is close to playgrounds, schools, walking paths, and river access offering a wonderful lifestyle in a peaceful and established neighbourhood.