



GRASSROOTS
REALTY GROUP

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**343 Sheep River Place
Okotoks, Alberta**

MLS # A2346542



\$572,500

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Many Tre		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Granite Counters, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Gas Fire pit, Backyard Lamp, Backyard Umbrella, Greenhouse Shed (attached)

Tucked into a quiet cul-de-sac steps from the Sheep River pathway system, this 4 bedroom, 2.5 bath bi-level in Sheep River Ridge offers over 2,100 sq ft of fully finished living space, a heated double attached garage, RV parking off the back lane, and a newly landscaped backyard built for summer evenings. The main level offers vaulted ceilings, hardwood floors, a bright living room, and an eat-in kitchen with granite countertops that opens to the enclosed rear deck. Three bedrooms are up, including a primary with 2 piece ensuite, plus a 4 piece main bath. The fully finished lower level adds 997 sq ft with a large recreation room with gas fireplace, a generous 4th bedroom, a full bath, and laundry with extra storage. The big ticket items are handled: double pane windows, central air conditioning, shingles (2017), and hot water tank (2017). The garage is insulated and heated for year round use. The backyard has been redone by the current owners with fresh landscaping, a new greenhouse, and an irrigation system to keep everything watered. The patio and fire pit are ready for company, and the xeriscaped design means no mowing, front or back. Parks, playgrounds, schools, and shopping are all a short walk away. Book your showing today.