



GRASSROOTS
REALTY GROUP

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28 Sheep River Okotoks, Alberta

MLS # A2348880



\$698,800

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,500 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Conservation, Environm		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Stand up freezer in basement, Weber barbeque		

Step into a realm of serene elegance within this exceptional Okotoks bungalow, nestled within the coveted community of Sheep River Cove, where tranquility meets refined living. This beautifully crafted home unfolds across two levels, offering 3 bedrooms and 3 full bathrooms, including a luxurious five-piece ensuite with a jetted tub designed for ultimate relaxation. With an expansive footprint spanning 1500 square feet above grade and an additional 1210 square feet finished below, every inch is thoughtfully designed to maximize space and comfort. Enter to discover an open floorplan bathed in natural light, showcasing gleaming hardwood floors complemented by ceramic tile accents, high ceilings, and vaulted sections that amplify the sense of spaciousness. Granite counters grace the kitchen, alongside a kitchen island and walk through pantry, while built-in features, natural woodwork, and vinyl windows covered by wide venetian blinds enhance the home's appeal. Two bedrooms reside upstairs, while a third awaits below with double French doors, alongside a dedicated laundry room equipped with ample storage. Two fireplaces, both with tiled surround, maple mantles and the basement fireplace has a raised hearth, provide inviting warmth and ambiance throughout the year. Outside, the meticulously landscaped lot backs onto an environmental green space, offering breathtaking views and a private retreat without neighbours behind. Enjoy outdoor living with your front porch, patio, and deck, with a walking/bike path right across the road lead to nesting ponds and steps away from the Sheep River. A remarkable home close to amenities and schools. Welcome home!