

### 55 Sheep River Cove Okotoks, Alberta

MLS # A2284784



## \$745,000

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,178 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Basement TV Mount, Garage Heater, She, Tire Rack, Cabinetry c/w Sink in Garage, Vivant Equipment (unmonitored), Blinds

For more information, please click the "More Information" button. Desirable Sheep River Cove location, this beautiful 4-bed, 4-bath family home offers the perfect mix of comfort and tranquility. Surrounded by a quiet neighborhood, lush parks and the Sheep River, this home is ideal for homeowners seeking a small-town feel with all the amenities of the city. Spacious and modern, this 2-storey, air conditioned home has 3,000+ sq ft living space, perfect for families and entertaining. Steps away from the park, nature trails, recreational amenities, schools and shopping. The main floor offers open concept, large kitchen and living room, walk-through pantry and easy access to the back yard and large deck with natural gas hook up for your BBQ. The irrigated and landscape yard features a fully fenced in area and large storage shed. The upper floor has 3 bedrooms, bonus room, large windows and laundry room with cabinetry and sink. The basement features 9' ceilings a full finished entertaining/rec room, additional bedroom and luxurious bathroom. The finished, double attached garage includes radiant heat, cabinetry and built in sink. Here is your chance to own an amazing home in the heart of Sheep River!