



**55 Sheep River Cove
Okotoks, Alberta**

MLS # A2284784

\$745,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	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!