

# \$647,700 - 78 Sheep River Drive, Okotoks

MLS® #A2203886

## \$647,700

4 Bedroom, 4.00 Bathroom, 1,647 sqft  
Residential on 0.10 Acres

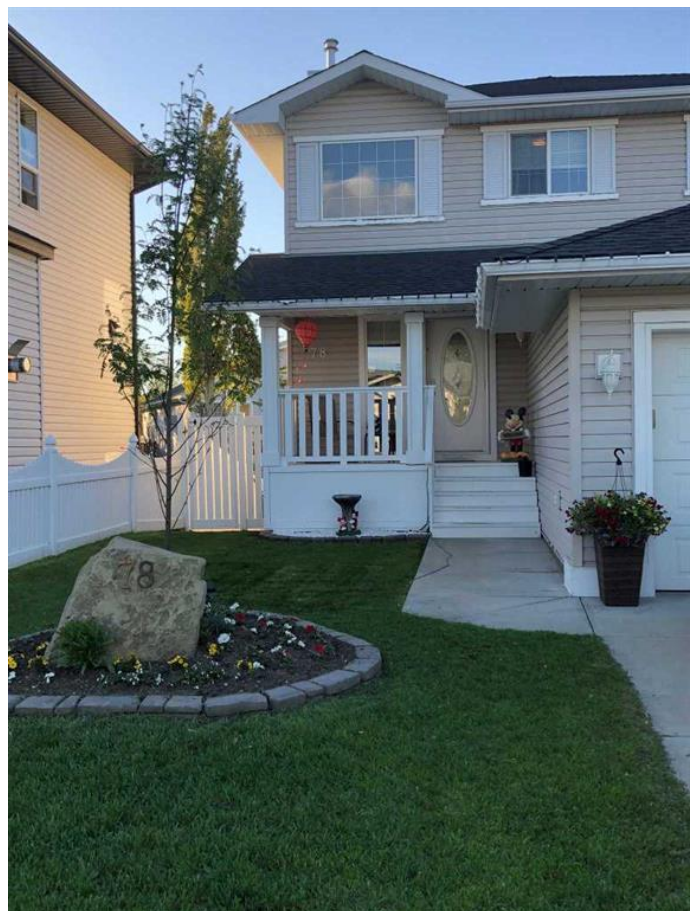
Sheep River Ridge, Okotoks, Alberta

This lovely family home is nestled in the desirable Sheep River area, offering a fully finished walkout basement that backs onto a walking path and a small park. Its prime location allows easy access to the river valley and Okotoks' extensive pathway system, providing a safe and scenic route to the downtown core without crossing major roads. The main floor features hardwood floors, a solid oak kitchen with ample cabinet space and stainless-steel appliances, a back deck off the dining area, and a cozy living room with a gas fireplace. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a 4-piece ensuite and walk-in closet. The fully finished walkout basement offers a spacious rec room with a bar area, another full bathroom, and a fourth bedroom. The roof is about 10 years old, and the home also has central air conditioning.

Built in 2000

## Essential Information

MLS® #	A2203886
Price	\$647,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.10



Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Sheep River Drive
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 1

Zoning TN

### Listing Details

Listing Office Century 21 Masters



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