

\$724,900 - 46 Sheep River Cove, Okotoks

MLS® #A2094982

\$724,900

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.12 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to your dream home! This meticulously cared-for bungalow is a former show home and boasts close to 2800 sqft of luxurious developed living space.

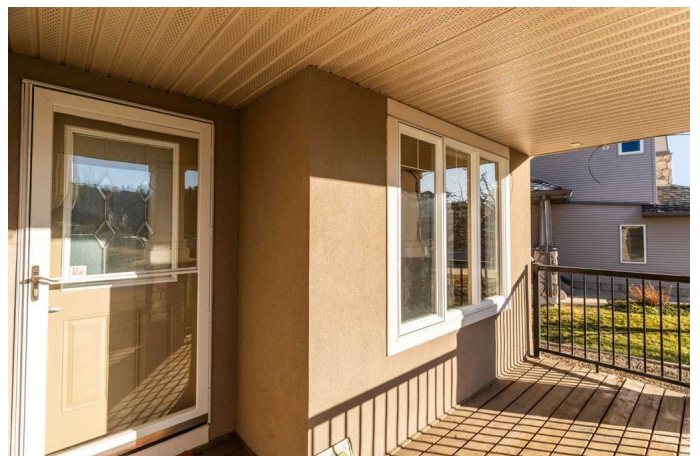
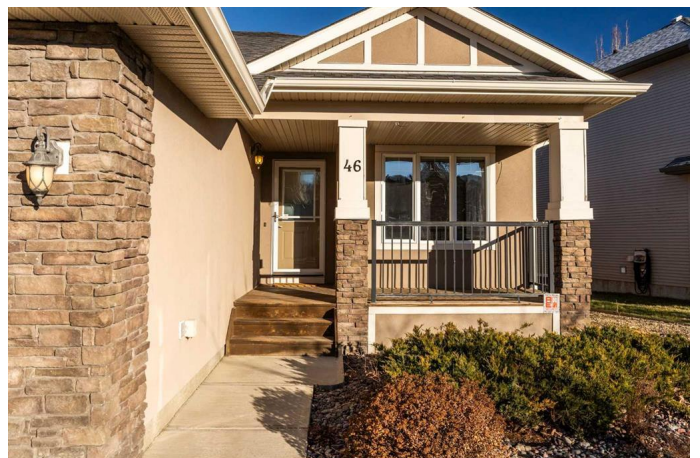
As you step inside, it is clear that every little detail has been thoughtfully considered. You are greeted by a spacious entry way next to the main floor bedroom which can easily be converted into an office. A 4-piece bathroom is situated conveniently next door. Your main floor laundry area is just down the hallway, leading to a large hidden pantry with sliding doors.

Well equipped kitchen with stainless steel appliances, granite countertops and even a designated enclave for your kitchen sized television to watch as you sip your morning coffee at the island.

The heart of this home is the spacious and beautifully appointed living room, featuring vaulted ceilings and a recently serviced gas fireplace (November 2023), ensuring cozy warmth during the colder months. Engineered hand-scraped hardwood floors add a touch of elegance, creating a warm and inviting atmosphere throughout the open concept living area.

The primary bedroom sits just off of the living room and features an attached 5-piece ensuite with dual sinks, shower, separate soaker tub and roomy walk-in closet.

Entertain with ease in the fully finished basement complete with wet bar and featuring in-floor heating for added comfort. A pool table



and accessories are included, providing the perfect setting for friendly gatherings. The basement is also wired for a sound system, with additional speakers in the master bedroom and main floor— ideal for movie nights or hosting. Two more bedrooms and another 4-piece bathroom in the basement make it easy for a family to spread out or for guests to visit.

Enjoy the convenience of an insulated garage with in-floor heating, a water softener, Vacuflo system, in-ground sprinkler system, air conditioning for year-round comfort and upgraded acrylic stucco exterior. The extensive alarm system ensures your peace of mind, providing an added layer of security to your new home. This property is move-in ready, with a new hot water tank (May 2023), new window coverings in the master bedroom new microwave hood fan (November 2023), and professionally cleaned carpets. The four bedrooms and three full bathrooms offer ample space for family and guests.

Conveniently located next to many walking paths and within a 5-minute walk to the river for summer swimming, don't miss the chance to make this former show home your own!

Built in 2006

Essential Information

MLS® #	A2094982
Price	\$724,900
Sold Price	\$695,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,435
Acres	0.12
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Sheep River Cove
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L4

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Other, Parking Pad

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Central, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed November 25th, 2023
Date Sold December 13th, 2023
Days on Market 18
Zoning TN
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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