

\$959,900 - 140 Sheep River Cove, Okotoks

MLS® #A2150225

\$959,900

4 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.22 Acres

Sheep River Ridge, Okotoks, Alberta

Prime location, backing onto green space, on massive, tranquil west pie backyard. Enjoy the benefits of city living with the "country experience" in this peaceful retreat. Pride of ownership is evident in this stunning "Dream West" 3+1 Bedroom Walk-out home with almost 2,900 Sq Ft of beautifully dev living space. The well thought-out design, harmoniously blends open concept living with comfort and style for your complete relaxation lifestyle. Abundant natural light throughout. As you enter, you are welcomed into a gracious foyer. Explore your culinary endeavors in this well-equipped kitchen with abundant counter & work space, stainless appliances, gas stove, & instant hot water, large island, under cabinet lighting with a pass-through pantry. Ample dining area for family dinners. Door to large west facing balcony, perfect for entertaining family & friends, or just to enjoy the amazing sunsets & wildlife! Seamless connection to the spacious Great Room boasting a stunning full-height stone-faced Gas Fireplace w/remote & recessed area for TV, built-in Bookcase. Back exit off the pass-through to garage with 4 bank built-in coat hangers/drawers with ceramic flooring. 2pc Powder Rm. Hardwood flooring throughout most of the main level. Exit to the Oversized Double Attached garage w/27 ft length, lots of room for storage. Ascending to the upper level, boasts a huge bonus room, (great for movie night), 3 bedrooms, fab laundry room w/folding area, B/I laundry hamper & cupboards. The lovely



Principal Suite boasts a 5pc Ensuite w/Bain Ultra Jetted Tub w/back heat, massager & champagne bubbles. Enjoy your morning coffee from your private, double opening door Romeo & Juliet balcony! Moving down to the sunny, Builder Developed Walk-out level, you will find a generous Family Room c/w Pool table, 4th Bedroom, 4pc Bathroom. High ceilings (most areas), soft corners, custom Phantom screens on all exterior doors. Exit from the Walk-out level to the large amazing West 9500 Sq Ft lot yard. Covered patio w/Hot Tub plus a separate concrete patio area. Lots of grassy area for family activities & gardening. Special "recycled tire tile" fire pit area with patio furniture. Chain link fenced. Whether it's a quick walk down to the Sheep River for a dip or fishing for Trout and then a lovely walk home or campfires with smores by night at the firepit, gardening, or just to take a dip in your "Salt Water Hot Tub" at the end of the day, this amazing home offers a full range of options for easy everyday family living to unwind and enjoy the simple pleasures of life! Statically located on quiet street, directly across from green space which is adjacent to tot lot. Okotoks is a family friendly community offering markets, parades, Chili fest, "Light up Okotoks", shopping, restaurants, bike & walking paths, schools, churches, farmers markets.

Built in 2014

Essential Information

MLS® #	A2150225
Price	\$959,900
Sold Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,084
Acres	0.22
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	140 Sheep River Cove
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Covered Courtyard, Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2024
Date Sold August 18th, 2024
Days on Market 23
Zoning TN
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Complete Realty

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