



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 SHEEP RIVER Hill, Okotoks T1S 1X2**

MLS®#: **A2135787** Area: **Sheep River Ridge** Listing Date: **05/27/24** List Price: **\$695,000**  
 Status: **Active** County: **Foothills County** Change: **-\$3k, 18-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **4,871 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,795**  
 Low Sqft:  
 Ttl Sqft: **1,795**

DOM

**39**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Gentle Sloping,Landscaped,Rectangular Lot,Sloped Down,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance,Rain Barrel/Cistern(s)**

Construction: **Stone,Stucco**  
 Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`11" x 8`0"	Mud Room	Main	3`9" x 6`11"
Dining Room	Main	8`9" x 12`11"	Sunroom/Solarium	Main	9`11" x 13`10"
Bedroom	Upper	10`9" x 9`0"	Bedroom - Primary	Upper	12`3" x 14`2"
Laundry	Main	6`1" x 5`1"	Living Room	Main	15`5" x 14`1"
Kitchen	Main	12`5" x 11`11"	Bonus Room	Upper	12`4" x 15`0"
Bedroom	Upper	9`0" x 10`1"	Walk-In Closet	Upper	7`2" x 5`10"
Game Room	Basement	21`2" x 14`11"	Furnace/Utility Room	Basement	13`7" x 7`2"
3pc Bathroom	Basement	4`9" x 7`11"	4pc Bathroom	Upper	4`11" x 8`0"
Bedroom	Basement	10`0" x 10`8"	Kitchenette	Basement	12`2" x 8`11"

4pc Ensuite bath

Upper

12`4" x 9`1"

2pc Bathroom  
Legal/Tax/Financial

Main

4`5" x 4`10"

Title:  
**Fee Simple**  
Legal Desc:

0012555

Zoning:  
**TN**

Remarks

Pub Rmks: **This home is a true gem with views overlooking Okotoks! Located on a family-friendly cul-de-sac, this 2-story walkout features a fabulous, newly renovated illegally suited basement perfect for an older child, older parent or even an Air BnB scenario. It features a full kitchen, bright and airy living room, bedroom and 3-piece bathroom. The home is so meticulously kept that you would think Dream West just built it yesterday! For the all-season BBQ enthusiast, the enclosed sunroom is a dream! You can BBQ all year round with protection from the weather with removable sliding windows which accommodate the enjoyment of all seasons. The main floor features an open concept dining, living, kitchen scenario with main floor laundry as well. Upstairs, a sun-filled bonus room offers ample space for making memories with the family. The brand new furniture up there is also negotiable and perfect for the space! The Primary Bedroom is very spacious with a walk-in closet and 4-piece ensuite with relaxing soaker tub. Two other upper bedrooms round out this level. A backyard shed is perfect for storing all your gardening needs. The exterior stucco is a bonus upgrade from Dream West at the time of build. New up/down custom blinds and shutters in the bonus room ensure just the right amount of sunlight, and new paint throughout makes it fresh and inviting. Location is stellar as it's only a 5 minute walk to the Sheep River Pathway system for relaxing strolls in nature, and only an 8 minute walk to Big Rock Elementary School. Loads of amenities only a short drive away too. This home certainly has so much to offer and worth exploring in your home search!**

Inclusions: **refrigerator x 2, electric stove x 2, microwave x 2, dishwasher, central vac and attachments, washer, dryer, window coverings, furniture negotiable, Central Vacuum/Attachments, Garage Door Opener, Workbench(s), shed**

Property Listed By: **RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











