



THE
A-TEAM

**RE/MAX
FIRST**

335 SHEEP RIVER Place, Okotoks T1S 1N7

MLS® #: **A2154288** Area: **Sheep River Ridge** Listing Date: **07/30/24** List Price: **\$829,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **7,534 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,508**
 Low Sqft:
 Ttl Sqft: **1,508**

DOM

51
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Storage**

Construction: **Concrete,Manufactured Floor Joist,Silent Floor Joists,Veneer,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`1" x 14`3"	Dining Room	Main	12`9" x 9`9"
Living Room	Main	13`7" x 13`1"	Bedroom	Main	12`5" x 89`0"
Bedroom - Primary	Main	14`2" x 14`2"	Bedroom	Main	10`3" x 8`7"
Bedroom	Lower	10`9" x 9`3"	Bedroom	Lower	13`2" x 9`6"
Game Room	Lower	35`7" x 14`0"	Laundry	Lower	7`6" x 8`1"

4pc Bathroom
3pc Ensuite bath

Lower
Main

8`7" x 5`0"
7`9" x 6`0"

4pc Bathroom

Main

11`0" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9311644

Zoning:

R-1

Remarks

Pub Rmks:

Welcome to this stunning newly built bungalow, offering a perfect blend of modern design and comfortable living. The home features vaulted ceilings that create a spacious and airy atmosphere, complemented by beautiful laminate and tile flooring throughout. The heart of the home is a large, inviting kitchen, perfect for cooking and entertaining. The bright, open-plan layout includes a cozy fireplace with a mantle, ideal for relaxing evenings. With three full bathrooms, convenience and luxury are at your fingertips. The fully developed downstairs provides additional living space, making it ideal for a family or hosting guests. Enjoy outdoor living with a huge deck and a charming front porch, perfect for morning coffee or evening relaxation. The attached garage offers convenience and ample storage. This home will be beautifully landscaped, complete with fencing, providing privacy and enhancing the curb appeal. Don't miss the opportunity to make this exceptional property your new home!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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