



THE A-TEAM

RE/MAX FIRST

40 SHEEP RIVER Cove, Okotoks T1S 2G7

MLS@#: A2158711 Area: Sheep River Ridge Listing Date: 08/18/24 List Price: \$819,000
Status: Active County: Foothills County Change: -\$21k, 30-Aug Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Okotoks Year Built: 2005 Lot Sz Ar: 5,001 sqft Lot Shape:
Finished Floor Area Abv Sqft: 2,092 Low Sqft: Ttl Sqft: 2,092

DOM

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

Parking

Ttl Park: 4 Garage Sz: 1

Access: Lot Feat: Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting,Private Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Heating: Exhaust Fan,Fireplace(s),Forced Air,Humidity Control,Natural Gas,Zoned Sewer: Ext Feat: Lighting,Private Yard,Storage Kitchen Appl: Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Water Softener,Window Coverings Int Feat: Ceiling Fan(s),Central Vacuum,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sauna,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Living Room, Laundry, Bedroom - Primary, Dining Room, Breakfast Nook, Mud Room, and Bedroom with their respective levels and dimensions.

|                     |                 |                      |                         |                 |                      |
|---------------------|-----------------|----------------------|-------------------------|-----------------|----------------------|
| <b>Bedroom</b>      | <b>Upper</b>    | <b>9`7" x 12`2"</b>  | <b>Bonus Room</b>       | <b>Upper</b>    | <b>14`0" x 19`0"</b> |
| <b>Family Room</b>  | <b>Basement</b> | <b>12`0" x 17`4"</b> | <b>Flex Space</b>       | <b>Basement</b> | <b>8`0" x 9`7"</b>   |
| <b>Bedroom</b>      | <b>Basement</b> | <b>9`10" x 10`8"</b> | <b>Hobby Room</b>       | <b>Basement</b> | <b>6`0" x 8`0"</b>   |
| <b>2pc Bathroom</b> | <b>Main</b>     | <b>3`0" x 8`0"</b>   | <b>4pc Ensuite bath</b> | <b>Upper</b>    | <b>8`6" x 11`5"</b>  |
| <b>4pc Bathroom</b> | <b>Upper</b>    | <b>5`0" x 8`2"</b>   | <b>4pc Bathroom</b>     | <b>Basement</b> | <b>5`0" x 8`0"</b>   |

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **TN-R1**  
 Legal Desc: **0313333**

Remarks

Pub Rmks: **For additional information, please click the Brochure button below. Welcome to this stunning former show home built by Dream West, offering an exceptional blend of luxury and comfort. Nestled in a prime location near the scenic Sheep River Pathways and backing onto a private green space, this home is a true gem. The total developed living space is over 3,000 sq. ft. As you step inside, you'll be greeted by a spacious tiled entrance that sets the tone for the rest of the house. The main floor features a versatile office or dining room, perfect for your work-from-home needs or hosting dinner parties. The fantastic kitchen is a chef's dream, boasting granite countertops, upgraded lighting, and a bright eating area. The adjacent living room, complete with a fireplace, is ideal for relaxing with family and friends. Convenience is key with a main floor laundry room. The home is equipped with numerous upgrades, including air conditioning, a dual-zone heating system, an infra-red sauna, a gas hook-up for your BBQ, an alarm system, and ceiling fans throughout, water softener and two storage sheds. Upstairs, you'll find a massive bonus room with a corner fireplace, providing a perfect space for a home theater or play area. The spacious master bedroom features a walk-in closet, a bay window with a stylish bench, and a lovely 4-piece ensuite. The ensuite features a skylight, a separate shower, and a huge soaker tub. Two additional good-sized bedrooms and a guest bath complete the upper level. The lower level is fully finished and offers a versatile rec room, an additional bedroom, a 4-piece bathroom, and a sauna room that can also serve as storage or an office. Don't forget to check out the heated double garage, which comes complete with overhead shelving and epoxy flooring, providing ample storage and a clean, polished look. This home truly has it all.**

Inclusions: **Air Conditioning, Alarm/Security System, Built In Dishwasher, Dryer & Washer with Pedestals, Fans-Ceiling, Garage Control and Garage Door Openers, Garburator, Built-in Microwave, Refrigerator, 2 Storage Sheds, Roughed in Vacuum System, Water Softener, All Window Coverings**

Property Listed By: **Easy List Realty**

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