



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**438 SHEEP RIVER Point, Okotoks T1S 1S3**

MLS®#: **A2159951** Area: **Sheep River Ridge** Listing **08/22/24** List Price: **\$629,500**  
 Status: **Active** County: **Foothills County** Change: **-\$6k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks** Finished Floor Area  
 Year Built: **1998** Abv Sqft: **1,215**  
Lot Information Low Sqft:  
 Lot Sz Ar: **5,086 sqft** Ttl Sqft: **1,215**  
 Lot Shape: **33.00 X 14.32**

DOM

**27**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Gentle Sloping,Landscaped,Street Lighting,Rectangular Lot,See Remarks**

Park Feat:

**Additional Parking,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Off Street,Outside,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,Laminate Counters,No Smoking Home,See Remarks,Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 13`9"	Living Room	Main	11`5" x 14`8"
Kitchen	Main	9`6" x 14`1"	Breakfast Nook	Main	8`7" x 11`5"
Bedroom - Primary	Second	11`6" x 11`7"	Bedroom	Second	8`1" x 10`0"
Bedroom	Second	9`0" x 11`5"	Bedroom	Third	9`10" x 10`9"
Family Room	Third	16`4" x 16`7"	Game Room	Level 4	16`5" x 17`2"
Laundry	Level 4	4`6" x 10`0"	Office	Level 4	10`7" x 11`8"
Furnace/Utility Room	Level 4	5`10" x 9`3"	4pc Bathroom	Second	5`0" x 7`10"

4pc Ensuite bath

Second

5`0" x 8`3"

3pc Bathroom  
Legal/Tax/Financial

Third

6`8" x 8`3"

Title:  
**Fee Simple**  
Legal Desc:

9412568

Zoning:  
**R-1**

Remarks

Pub Rmks:

**This functional 4 level split offers everyone in the family their own space. 3 bedrooms upstairs and a 4 pce bath. Master also has a 4 pce. en-suite. Main Level offers a cozy kitchen with exit to the deck off the kitchen. Spacious Dining Room and Living Room with Gorgeous stacking stone feature wall. You'll appreciate the double car front drive garage, with a parking pad out front. Extra parking on the south side of this home as it is on a corner lot and the alley runs across the back and up the south side of the property. The 3rd level offers a 4th bedroom, a 3 pce. bath and a large family room with stone fireplace and a walk-out to the concrete patio in the back yard. The 4th level is fully developed and has a large recreation room, an office/games room and plenty of storage with laundry room. Sheep River Ridge offers plenty of walking paths and is close to schools and shopping.**

Inclusions:  
Property Listed By:

**Extra Refrigerator  
RE/MAX Complete Realty**

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









