



THE
A-TEAM

**RE/MAX
FIRST**

177 SHEEP RIVER Cove, Okotoks T1S 2L5

MLS®#: **A2161653** Area: **Sheep River Ridge** Listing Date: **08/30/24** List Price: **\$764,000**
 Status: **Active** County: **Foothills County** Change: **-\$25k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **5,057 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,222**
 Low Sqft:
 Ttl Sqft: **2,222**

DOM

20
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`4" x 19`0"	Bedroom	Upper	10`5" x 10`0"
Bedroom	Upper	11`5" x 9`11"	Bedroom	Upper	9`11" x 11`9"
Bedroom	Basement	10`6" x 12`10"	Bedroom	Basement	9`11" x 12`10"
Living Room	Main	15`5" x 16`0"	Office	Main	10`9" x 9`6"
Office	Basement	10`7" x 8`6"	Game Room	Basement	14`11" x 15`8"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0710052

Remarks

Pub Rmks: **This neighbourhood is a special private area within the Town of Okotoks. You are steps away from the Sheep River, walking paths that will take you anywhere in town and beautiful nature reserves. This custom built Two Storey home by Dream West Homes is exceptional. Just over 3100 sqft of fully developed living space you will find it checks all the boxes and more!! This home has 6 bedrooms (4 up and 2 down) as well as 3 -1/2 baths. (2) Offices, one on the main level as well as a private office in the basement. Both of these rooms are rather versatile; they could be playrooms, exercise rooms, craft rooms- the options are endless. The kitchen is gorgeous with so much counter and cupboard space plus a walk in pantry. Plenty of large bright windows all throughout the home allowing natural light fill the home. Laundry room located upstairs making that chore a little easier. A large second family room is located downstairs; awesome for movie/game nights and quality time together. Well thought out landscaped backyard includes fire pit area and backs onto green space including a park. Added bonus for families; kids can walk to schools or there are multiple school bus stops near by servicing many schools in town for all ages. Sheep River Cove is a secret haven.**

Inclusions:
Property Listed By: **mini fridge in kitchen
RE/MAX iRealty Innovations**

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







