



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**519 SHEEP RIVER Close, Okotoks T1S 1S4**

MLS®#: **A2166119**      Area: **Sheep River Ridge**      Listing Date: **09/16/24**      List Price: **\$658,500**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **4,532 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,104**  
 Low Sqft:  
 Ttl Sqft: **1,104**

DOM

**3**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Rectangular Lot**

Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Mixed**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Pantry,Quartz Counters,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`11" x 12`7"
Bedroom - Primary	Main	11`11" x 12`1"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	18`3" x 13`11"
Kitchen	Basement	6`11" x 16`8"

Room	Level	Dimensions
Bedroom	Main	10`7" x 12`2"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	11`11" x 11`0"
Kitchen	Main	11`11" x 11`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9412568**

Zoning:  
**TN**

Remarks

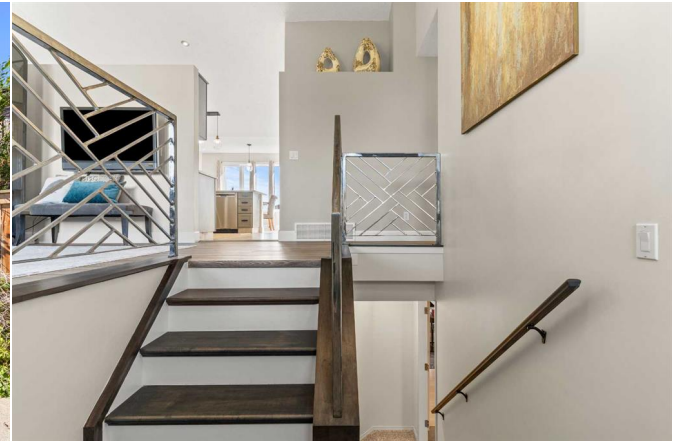
Pub Rmks:

**This beautifully maintained residence offers a fully developed walk-out basement with a separate entrance. Situated on a tranquil cul-de-sac, this street could be featured on a home and garden magazine. They say there is no competition between neighbours but when you drive down you'll think they are fighting for an award! Close to a playground, river pathways and just a short walk to Big Rock School. Featuring a total of 5 bedrooms, this home is well-equipped with modern amenities. Highlights include, PEX plumbing, a high-efficiency hot water tank, a pressure-treated deck, and 40-year shingles. The property also benefits from air conditioning and a central vacuum. The main level impresses with vaulted ceilings, an eat-in kitchen, and an abundance of natural light. Recent updates are sure to impress. The spacious living room features a gas fireplace, adding to the home's comfort and appeal. The basement is thoughtfully designed with 2 bedrooms, a full bath, kitchen and a large family room, offering versatile living space. The 21x21 double garage is roughed-in for heat and includes 220 wiring, providing additional functionality. Located in the desirable Sheep River community, this property is a prime opportunity for all homebuyers and investors. As a bonus the seller has completed a home inspection for you!**

Inclusions:  
Property Listed By:

**Refrigerator in basement.  
RE/MAX Complete Realty**

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



519 Sheep River Close, Okotoks, AB

Main Floor Exterior Area 1108.43 sq ft  
Interior Area 1028.70 sq ft



0 2 4 8

PREPARED: 02/24/2018



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







**519 Sheep River Close, Okotoks, AB**

Basement (Below Grade) Exterior Area 1063.90 sq ft  
Interior Area 972.17 sq ft



0 2 4 6 ft

PREPARED: 2024/09/14

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

