



THE
A-TEAM

**RE/MAX
FIRST**

228 SHEEP RIVER Lane, Okotoks T0L1T4

MLS® #: **A2178202** Area: **Sheep River Ridge** Listing Date: **11/08/24** List Price: **\$599,000**
Status: **Active** County: **Foothills County** Change: **-\$16k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks** Finished Floor Area
Year Built: **1996** Abv Sqft: **1,296**
Low Sqft:
Lot Sz Ar: **3,390 sqft** Ttl Sqft: **1,296**
Lot Shape:

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Second	13`8" x 8`5"
Bedroom	Second	8`11" x 10`9"	Bedroom - Primary	Second	14`11" x 11`11"
Bedroom	Basement	14`9" x 9`6"			

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **9311644**

Zoning: **TN**

Remarks

Pub Rmks: **Welcome to this 4-bedroom, 2.5-bathroom residence located in a cul-de-sac nestled in the community of Sheep River. This house is close to schools, pathways, shops and more! With three bedrooms conveniently situated on the upper level and a fourth bedroom on the lower level, this home is ideally designed to accommodate everyone! Constructed by the esteemed Kunz Builders this property awaits its second owner! This home shows like new and boasts a range of features that are sure to impress. The heart of this home is its beautiful custom hardwood flooring, which adds warmth and elegance to every room. The kitchen features high-end appliances and under counter lighting making it the perfect space for entertaining family and friends. The exterior of this residence is just as impressive as the interior. The property has been meticulously zero-scaped, boasting a low-maintenance yard with an efficient irrigation system, allowing you to spend less time on upkeep and more time enjoying your outdoor space. An insulated, drywalled, and heated double garage awaits you in the back. The fully developed basement was recently completed in 2024, providing additional living space that can be used as a recreation room, movie room, or whatever suits your lifestyle needs. It also features a new high-efficiency furnace also new A/C, ensuring comfort in all seasons while keeping energy costs low. With its flawless design, luxurious details, and an ideal location, this house is truly a gem in the market. Don't miss the chance to make it your own. Come see for yourself why this house awaits you to call it home! As a bonus the sellers have completed a home inspection for you!**

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





Main Floor Exterior Area 674.84 sq ft







