

# \$749,000 - 55 Sheep River Cove, Okotoks

MLS® #A2212462

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,178 sqft

Residential on 0.10 Acres

N/A, Okotoks, Alberta

Nestled in the serene Sheep River Cove, this charming 4-bed, 4-bath family home offers the perfect blend of comfort and tranquility. Surrounded by a quiet neighbourhood, lush parks and the picturesque Sheep River, this home is ideal for homeowners seeking a peaceful retreat with a small-town feel. Spacious and modern, this 2-storey, air conditioned home boasts 3,000+ SqFt of livable space, perfect for growing families or entertaining guests, all while being steps away from the park, nature trails, recreational amenities, schools and shopping. The main floor offers open concept, large kitchen and living room, walk-through pantry and easy access to the back yard with large deck, natural gas hook up for your BBQ and an irrigated, fenced yard. The upper floor has 3 bedrooms, bonus room, large windows and laundry room with cabinetry and sink. The basement offers tall, 9' ceilings, an open entertaining / rec room, additional bedroom and luxurious bathroom. The finished, double attached garage includes radiant heat, cabinetry and a built in sink. Don't miss your chance to own a slice of Okotoks' idyllic lifestyle!

Built in 2006

## Essential Information

MLS® #                      A2212462

Price                        \$749,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,178       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Sheep River Cove |
| Subdivision | N/A                 |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 2L4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Garburator                 |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | TN               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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