

# \$647,700 - 78 Sheep River Drive, Okotoks

MLS® #A2203886

## \$647,700

4 Bedroom, 4.00 Bathroom, 1,647 sqft  
Residential on 0.10 Acres

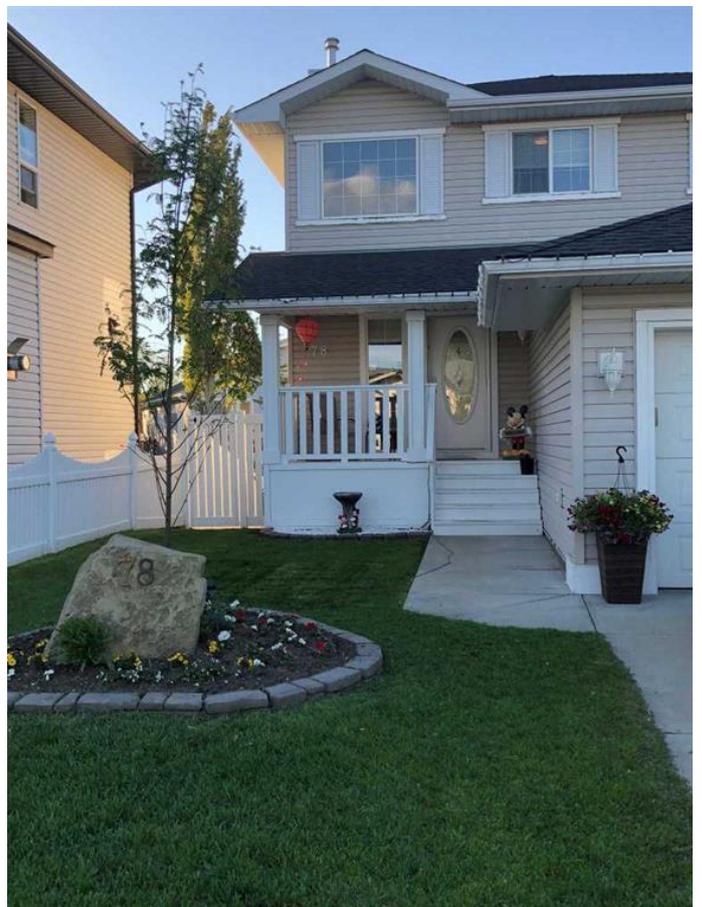
Sheep River Ridge, Okotoks, Alberta

This lovely family home is nestled in the desirable Sheep River area, offering a fully finished walkout basement that backs onto a walking path and a small park. Its prime location allows easy access to the river valley and Okotoks' extensive pathway system, providing a safe and scenic route to the downtown core without crossing major roads. The main floor features hardwood floors, a solid oak kitchen with ample cabinet space and stainless-steel appliances, a back deck off the dining area, and a cozy living room with a gas fireplace. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a 4-piece ensuite and walk-in closet. The fully finished walkout basement offers a spacious rec room with a bar area, another full bathroom, and a fourth bedroom. The roof is about 10 years old, and the home also has central air conditioning.

Built in 2000

### Essential Information

MLS® #	A2203886
Price	\$647,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.10



Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Sheep River Drive
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 4

Zoning TN

### Listing Details

Listing Office Century 21 Masters



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.