

# \$837,500 - 119 Sheep River Green, Okotoks

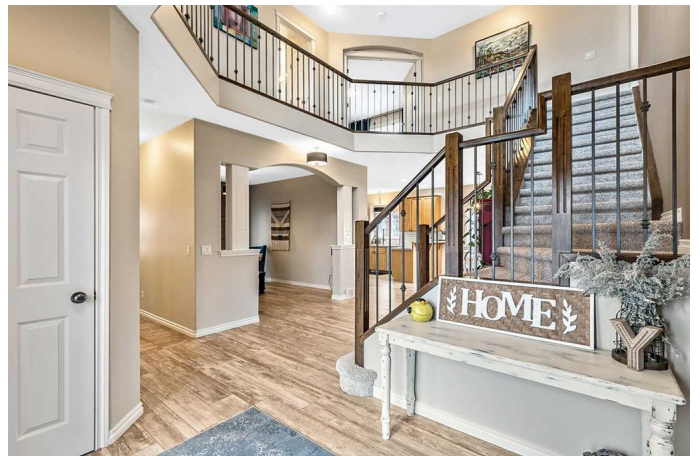
MLS® #A2205711

**\$837,500**

5 Bedroom, 4.00 Bathroom, 2,434 sqft  
Residential on 0.14 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to Sheep River Heights! This extraordinary 2 storey home will impress all family members. He will love the heated, oversized (22'wideX 27' long!)double car garage with storage racks, storage lift and a workbench. She will appreciate the many features in the home such as the grand stairway leading to the 2nd level and the flex room on the main floor which would make the perfect formal dining room for those family holiday dinners. The patio doors to the deck are just off the breakfast nook and breakfast bar, as well the nearby Living Room with stone wall and gas fireplace. Work from home in your large main floor office right at the front door. Everyone will love the multiple tiered composite deck in the back yard, complete with gas line for BBQ, hot tub, pergola and firepit area. No mowing required as new astro turf has been installed just last year. This professionally designed and landscaped back yard has its own gate for access to the bordering greenspace and walkpaths that take you right to the river. Sit a while on the front covered porch while you enjoy your perennial garden out front. Upstairs the double doors open to a spacious primary bedroom wth walk-in closet and a 5 pce en-suite bathroom. The 2nd bedroom also has a walk-in closet and easily accomodates a king sized bed. Bedroom 3 also offers abundant space and the bonus room is a great retreat for all. Downstairs, the whole family will enjoy the giant recreation and family room space



complete with a gorgeous stone fireplace, a 3 pce bath and 2 more bedrooms. Everyone needs a large storage room with built-in shelving and right beside that is the mechanical room with 2 furnaces, 2 hotwater tanks, water softner an extra fridge and freezer and your central vacuum system for the whole house. Giant windows throughout adorn this home with tons of light and expansive views. Open House on Saturday, March 29th from 2:00pm -4:00pm.

Built in 2004

### **Essential Information**

MLS® #	A2205711
Price	\$837,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,434
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	119 Sheep River Green
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1Z9

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Heated

Garage, Insulated, Off Street, Oversized, Parking Pad, See Remarks, Workshop in Garage

# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas, See Remarks

Cooling Central Air, Partial

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Brick Facing, Gas, Glass Doors, Insert, Living Room, Stone

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Other, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Other, Private, Secluded, See Remarks, Street Lighting, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025

Days on Market 9

Zoning R-1

### Listing Details

Listing Office RE/MAX Complete Realty

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