

# \$735,000 - 55 Sheep River Cove, Okotoks

MLS® #A2212462

**\$735,000**

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                        \$735,000



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), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	36
Zoning	TN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.