

228 Sheep River Lane
Okotoks, Alberta

MLS # A2178202



\$599,000

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaping		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks		

Inclusions: N/A

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!