

# \$799,900 - 20, 100 Sheep River Drive, Okotoks

MLS® #A2202769

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,427 sqft

Residential on 0.11 Acres

N/A, Okotoks, Alberta

Welcome to this beautifully renovated 3-bedroom, 2360sq/ft of living space semi-attached bungalow that offers modern living and breathtaking views. Located in a desirable area backing onto green space with direct access to Okotoks scenic walking paths, this home is perfect for those who enjoy both comfort and nature.

The open-concept main floor features a bright, welcoming living area with a three-sided fireplace, den, laundry room with access to your double attached garage, and a good-sized upper deck for sitting and watching the sunset. Rounding out the main floor is the kingsize primary bedroom with new patio sliders and an ensuite that is spa-quality. No detail has been overlooked in the extensive renovations, making this home truly turn-key. Enjoy contemporary finishes throughout that blend style with functionality.

The fully developed walk-out basement is complete with in-floor heating, two guest bedrooms, a corner gas fireplace and new patio sliders to the lower level patio. Offering endless possibilities for additional living space, entertainment areas, or even a home office.

This is an exceptional opportunity to own a meticulously updated home in a 55+ complex with a prime location. Schedule your private showing today and experience this home's charm firsthand!



Built in 2002

## Essential Information

MLS® #	A2202769
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,427
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	20, 100 Sheep River Drive
Subdivision	N/A
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1V3

## Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	49
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.