

# \$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	37
Zoning	TN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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