

# \$649,900 - 438 Sheep River Point, Okotoks

MLS® #A2231963

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.10 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to Sheep River Ridge! Pride of ownership is very evident here! This Immaculate home is move in ready!! Manicured front lawn is very welcoming and a front patio to sit and enjoy a glass of wine. The front entryway is spacious and has a stone feature wall. Vault ceilings and tons of windows let in natural lighting in your huge living room/ formal dining. Luxury vinyl plank floors throughout the main level. Fresh neutral paint throughout the home in the last year. The kitchen is gorgeous! White cabinets with black counter tops. Easy working U shaped kitchen with dinette area. Garden door leading out to your back deck which has new railing this last year. Huge apple tree in back yard which produces tons of fruit. The upper level of this home is where you will find 2 good sized bedrooms a 4 pce main bathroom and the Primary suite with a 4 pce ensuite with jetted tub. The lower level boasts a huge family room with a gas fireplace for those chilly winter evenings. A walk out door to the cement patio/back yard. For the teenager or your guests that come to visit a bedroom and 3 pce bathroom for privacy. Then there is another LEVEL! Exercise/recreation room and laundry plus flex space for crafts or a home office. Front double attached garage with parking pad out front which is great for company to park off the street. Grab your car keys and call your favorite realtor to book your private viewing today.



Built in 1998

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231963      |
| Price          | \$649,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,215         |
| Acres          | 0.10          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 438 Sheep River Point |
| Subdivision | Sheep River Ridge     |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 1S3               |

## Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad |
| # of Garages   | 2                                                                                                                   |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings                   |
| Heating           | Fireplace(s), Forced Air                                                                                                  |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |

|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Family Room, Gas, Mantle, Stone |
| Has Basement | Yes                             |
| Basement     | Finished, Full                  |

## Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Low Maintenance Landscape, Sloped, Sloped Down, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                     |
| Construction      | Stone, Vinyl Siding                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 20              |
| Zoning         | TN              |

## Listing Details

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

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