

# \$799,900 - 119 Sheep River Green, Okotoks

MLS® #A2205711

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,434 sqft

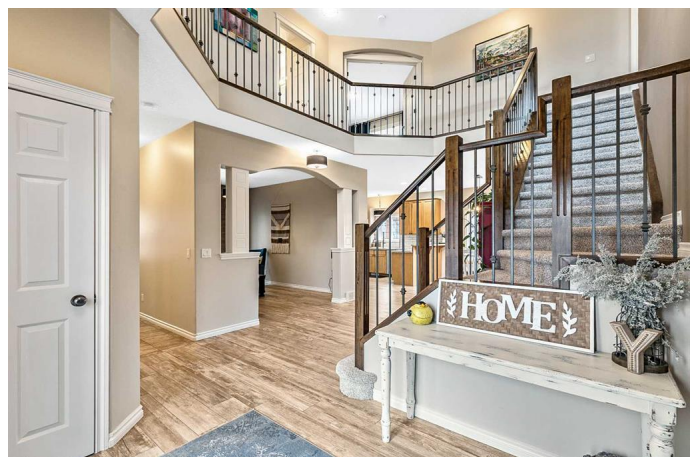
Residential on 0.14 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to Sheep River Heights! This remarkable two-story home is sure to impress every member of the family. The extra spacious, heated double car garage (23' wide x 27' long) features storage racks, a lift, and a workbench, perfect for any DIY enthusiast. Inside, the grand staircase leads to the second level, while the main floor boasts a versatile flex room ideal for formal dining or that extra office.

The breakfast nook and breakfast bar open up to patio doors that lead to a multi-tiered composite deck in the backyard, which includes a gas line for your BBQ, a hot tub, a pergola, and a cozy firepit area. Enjoy low-maintenance outdoor living with newly installed astro turf, eliminating the need for mowing. This professionally designed and landscaped yard also features a gate for easy access to the adjacent greenspace and walking paths that lead directly to the river. This yard is beautiful and designed with multiple gathering spaces for adults and older kids. Be aware that there is not a space for a trampoline in this yard, but lots of room to run in the park just on the other side of the gate.

Relax on the front covered porch and take in the beauty of your perennial garden. Upstairs, the double doors open to a spacious primary bedroom complete with a walk-in closet and a luxurious 5-piece en-suite bathroom. The second bedroom also includes a walk-in closet



and comfortably fits a king-sized bed, while the third bedroom offers ample space. The bonus room serves as a perfect retreat for relaxation.

Downstairs, the entire family will enjoy the expansive recreation and family room, featuring a stunning stone fireplace, a 3-piece bathroom, and two additional bedrooms. A large storage room with built-in shelving is conveniently located next to the mechanical room, which houses two furnaces, two hot water tanks, a water softener, an extra fridge and freezer, and a central vacuum system for the entire home. With large windows throughout, this home is filled with natural light and offers breathtaking views.

Directions: Head west on Sheep River Drive, cross Sheep River Blvd, turn right onto Sheep River Heights, and then left onto Sheep River Green. The property will be on your right.

Built in 2004

**Essential Information**

MLS® #	A2205711
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,434
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	119 Sheep River Green
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1Z9

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, See Remarks, Workshop in Garage, Front Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone, Brick Facing, Glass Doors, Insert
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Other, Private, See Remarks, Street Lighting, Treed, Secluded, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	37
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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