# \$975,000 - 68 Sheep River Heights, Okotoks

MLS® #A2224216

## \$975,000

4 Bedroom, 4.00 Bathroom, 2,191 sqft Residential on 0.15 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to your dream home in the prestigious community of Sheep River Heights known for its manicured lawns, quiet streets, and unbeatable access to the river valley and walking paths. Nestled high above it all, this beautifully maintained family home boasts panoramic views from every angle. Enjoy stunning vistas of the Rocky Mountains, rolling foothills, and the town of Okotoks from all angles. Step inside to a dramatic open to below foyer, where natural light floods the space through large windows and 9' ceilings. The heart of the home- the kitchen, has been tastefully updated with modern finishes, stainless steel appliances, granite countertops, and a walkthrough pantry leading to a spacious mudroom. The adjacent dining area opens to a large upper deck, perfect for taking in those sunset views. The main living room features a gas fireplace and is ideal for family gatherings with the open concept plan. Vinyl plank floors throughout. Upstairs, the primary suite offers more spectacular views, a walk-in closet, and a ensuite with a soaker tub and separate shower. Two generously sized children's bedrooms share this level, along with a large bonus room featuring another gas fireplace, perfect as a media space, kid's zone, gym or optional fourth bedroom for those larger families. Upper laundry completes this level. The fully developed walkout basement adds even more functional living space with an additional bedroom, a stylish bathroom featuring a tiled walk in shower, plenty of







storage, and a spacious rec room that opens directly to the backyard. There is plenty of room here for seasonal furniture, a hot tub, or a safe space for children to play while enjoying the open green space just beyond the fence. Additional highlights include recently installed solar panels in 2024 for increased energy efficiency, central air conditioning for year round comfort, a water softener system, and the convenience of a heated triple garage. Check out the virtual tour and drone photography for an even better understanding of what this location and home have to offer!

#### Built in 2005

#### **Essential Information**

MLS® # A2224216 Price \$975,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,191 Acres 0.15 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 68 Sheep River Heights

Subdivision Sheep River Ridge

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 2B6

## **Amenities**

Parking Spaces 6

Parking Heated Garage, Oversized, Triple Garage Attached

# of Garages 3

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood,

Refrigerator, Washer, Water Softener, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

# of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No

Neighbours Behind, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 24th, 2025

Zoning TN

# **Listing Details**

Listing Office CIR Realty

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