

# \$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 | 48               |
| Zoning         | TN               |

## Listing Details

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

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