

# \$599,900 - 32 Sheep River Cove, Okotoks

MLS® #A2223908

## \$599,900

3 Bedroom, 4.00 Bathroom, 1,696 sqft  
Residential on 0.12 Acres

Sheep River Ridge, Okotoks, Alberta

This 2 Storey home is just under 1700 sq. ft. and is backing onto an environmental reserve, and offers the convenience of the Sheep River, walking paths and nature at its doorstep. The large foyer is quite impressive on entrance, leading to the open concept main floor living area. The front hallway leads to the convenience of the main floor laundry room and 2 piece bathroom. The Kitchen boasts ample cupboard and counter space, a large centre island with dual sinks, plenty of drawers, and a corner pantry. Showcased in the Living Room is a tiled gas fireplace with mantel, and large windows to view your private backyard and green space. The upper floor offers 3 good sized bedrooms, the primary bedroom boasting vaulted ceilings and a 4 piece ensuite bathroom complete with a shower and soaker tub. The basement has large windows bringing in natural lighting, has some finishing completed including a 2 piece bathroom and a recreation room/bedroom area. To add to the value of this great home there is the convenience of an insulated double attached garage. Take advantage of owning this great home, located in a primary location, offering a beautiful view of the green space behind and just minutes away from the river and walking paths. View this one today!

Built in 2004

## Essential Information



MLS® #	A2223908
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,696
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	32 Sheep River Cove
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level, No Neighbours Behind, Private, Environmental Reserve, Greenbelt, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	4
Zoning	TN

### **Listing Details**

Listing Office	CIR Realty
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