

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

MLS® #A2205711

\$799,900

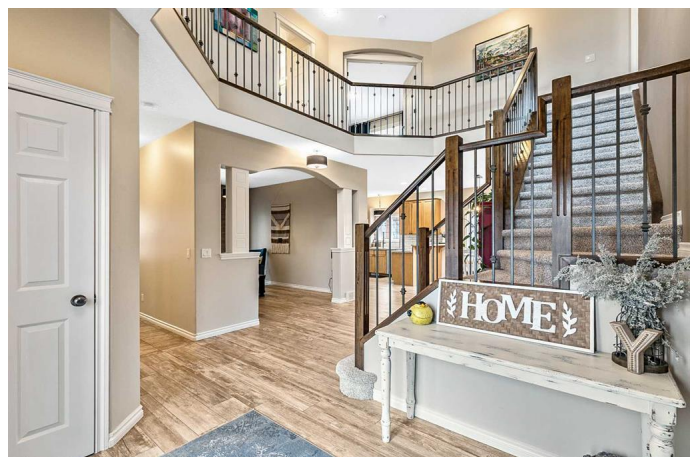
5 Bedroom, 4.00 Bathroom, 2,434 sqft
Residential on 0.14 Acres

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, Front Drive, Heated Garage, Off Street, Oversized, Parking Pad, Insulated, See Remarks, Workshop in Garage
of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), See Remarks
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 Gas, Basement, Brick Facing, Glass Doors, Insert, Living Room, Stone
Has Basement Yes
Basement Finished, Full

Exterior

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

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	30
Zoning	R-1

Listing Details

Listing Office	RE/MAX Complete Realty
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