

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

MLS® #A2224216

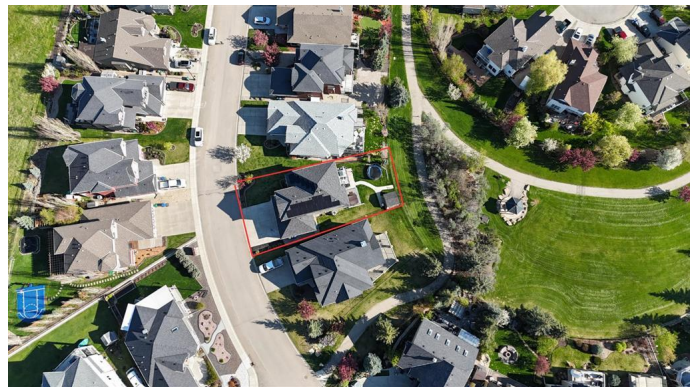
\$975,000

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, Triple Garage Attached, Oversized
# of Garages	3

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Vaulted Ceiling(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
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
Days on Market	8
Zoning	TN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.