

# \$619,900 - 2 Sheep River Hill, Okotoks

MLS® #A2201430

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,171 sqft  
Residential on 0.14 Acres

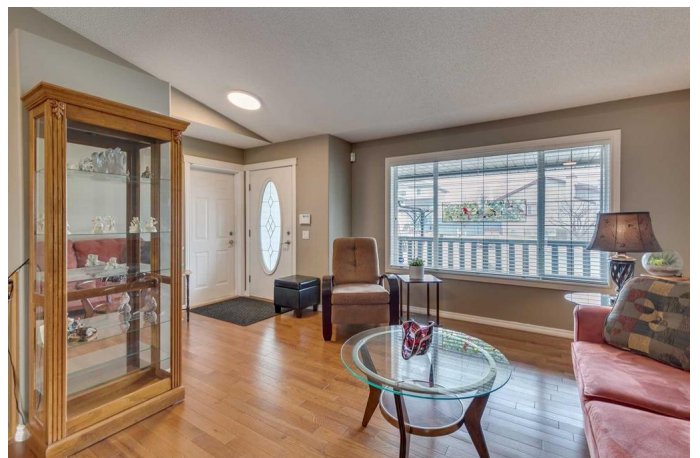
Sheep River Ridge, Okotoks, Alberta

This fully finished walkout bungalow offers a unique opportunity thanks to a second kitchen on the lower level. The property features a main floor with vaulted ceilings, hardwood floors, and a thoughtful layout including 3 bedrooms and 2 full bathrooms. The kitchen boasts solid maple cabinets and black appliances, complemented by a raised breakfast bar. Adjacent to the kitchen is a dining room, from which you can access a large back deck. The home's primary bedroom includes a convenient 3-piece ensuite bathroom. The lower level of this bungalow has been converted into a 2-bedroom illegal suite with its own full bathroom and a spacious open-concept living area. This area includes a kitchen (without a stove) featuring a moveable island, offering flexibility. Recent updates to the property include a new furnace and on-demand water heater installed in 2023, a new roof installed in 2016, and updated plumbing fixtures. The home also includes a double attached garage, providing ample space for vehicles and storage. Sheep river heights is a wonderful neighborhood with great access to the river valley and all of its walking paths.

Built in 2001

## Essential Information

MLS® #	A2201430
Price	\$619,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,171
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2 Sheep River Hill
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1X1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Additional Parking
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	23
Zoning	TN

### **Listing Details**

Listing Office	Century 21 Masters
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