

# \$579,000 - 220 Sheep River Lane, Okotoks

MLS® #A2217658

**\$579,000**

4 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.09 Acres

Sheep River Ridge, Okotoks, Alberta

Beautiful 4 level split in sought after Sheep River! 4 bedrooms and over 1950 square feet of above grade living space with a walk out 3rd level, new flooring in most of the home, fully fenced yard is perfect for pets and the double detached garage will keep your cars warm and snow free in the winter! The main floor has the living room, dining room and functional kitchen, all with vaulted ceilings. Upper floor has 3 bedrooms including the good sized master bedroom with full 4 piece ensuite bathroom. 3rd level has a huge family room with gas fireplace, a flex room which could be a great office, full bathroom and walks out to the yard and garage. The lower 4th level has a double sized 4th bedroom and lots of storage! Most of the windows have been replaced, newer roof! Good value for a large 4 bedroom family home!

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217658  |
| Price          | \$579,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,955     |
| Acres          | 0.09      |
| Year Built     | 1995      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 220 Sheep River Lane |
| Subdivision | Sheep River Ridge    |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1R 2B1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage, Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air                                     |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished, Walk-Out          |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 45            |

Zoning                      TN

**Listing Details**

Listing Office              Real Estate Professionals Inc.

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