

# \$725,000 - 6, 100 Sheep River Drive, Okotoks

MLS® #A2194524

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,547 sqft  
Residential on 0.11 Acres

Sheep River Ridge, Okotoks, Alberta

Stunning Villa with BREATHTAKING Sheep River Valley Views! Discover luxurious living in this beautifully updated 55+ adult walkout bungalow featuring vaulted ceilings, durable Pure SPC Max flooring and an abundance of natural light. Designed for both comfort and elegance, this home offers a spacious, open-concept layout with a large kitchen, granite countertops, good size pantry and an inviting dining room and living room with 3-sided fireplace—great for entertaining or relaxing. From the living room, enjoy direct access to a covered deck, perfect for year-round enjoyment with stunning views of the surrounding landscape. Step into the primary bedroom retreat, where sliding doors open onto the deck, also offering a seamless indoor-outdoor connection. This serene space features a luxurious 3-piece ensuite with heated floors, a spacious walk-in shower equipped with safety rails and a foldable chair, a comfort-height toilet, and a generous walk-in closet for added convenience. A den/office with elegant French doors adds versatility to the main floor, along with another full bathroom. Don't forget the main-floor laundry with extra sink. The fully finished walkout basement with in floor-heat provides even more space, offering two additional bedrooms, a spacious family room with a cosy fireplace, and a full bathroom—ideal for guests or extended living. Recent Upgrades & Updates: A/C (2016), main floor Pure SPC Max (2019), triple-pane upstairs windows (2018), hot water



tank (2021), main floor bathroom renovation (2021), new Washer/Dryer (2024), patio door downstairs (2020). \*\*\*Don't miss the virtual tour for a more immersive experience online. And don't hesitate to book a showing for the real thing! \*\*\*

Built in 2002

### Essential Information

MLS® #	A2194524
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	6, 100 Sheep River Drive
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1V3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Family Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	6
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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