

**507 Sheep River Close
Okotoks, Alberta**

MLS # A2271137



\$669,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: n/a

Welcome home!! This home is ready for quick possession!! This fully finished family home is located in the sought after community of Sheep River!!! This beautiful home is located in a quiet cul du sac and features back alley access!!! Step into this beauty and you will enjoy the large entrance way complete with a coat closet that has a built in bench!! A large living room with vaulted ceilings that gets flooded with natural light, walk in a bit further and there is a gas fireplace perfect for the chilly winter nights!! The kitchen features great working space and a large island. A generous sized deck that was recently redone is featured off of the kitchen!! This home is perfect for a work from home situation as it has a main level office!! Upstairs there is a large master bedroom with 2 large closet and a ensuite to live for with a huge jacuzzi tub!!! 2 more good sized bedrooms finish off this level!! Downstairs in the walk out basement is a 4th bedroom, 4 piece bathroom a beautiful family room and another working area that would make a perfect craft area or possibly a future wet bar or an income helper!! The owners went ahead and got rid of all the poly B in the house so no worries there!! This home has it all a great neighborhood, close to the park, back alley access, walk out basement!! Call today before it's too late!!!