\$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 22 Zoning TN

Listing Details

Listing Office Century 21 Masters

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