

# \$549,900 - 248 Sheep River Lane, Okotoks

MLS® #A2213308

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,358 sqft

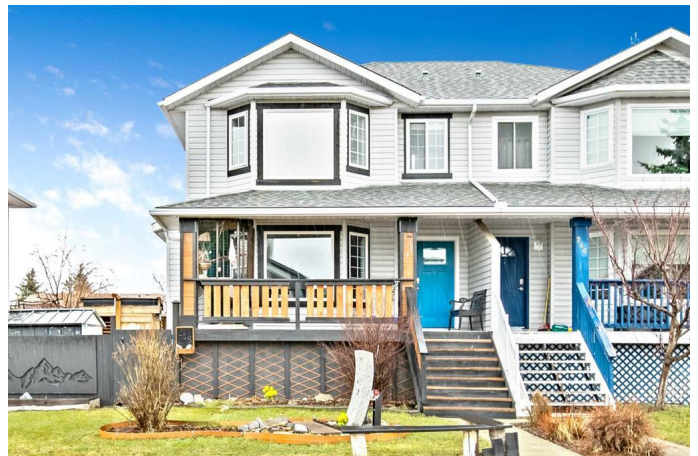
Residential on 0.87 Acres

Sheep River Ridge, Okotoks, Alberta

**\*\*OPEN HOUSE MAY 10, 1:00-4:00\*\***

**PRICED REDUCED!!\*\* EVERYTHING YOU'RE LOOKING FOR IN YOUR NEW HOME!**

This 4 bedroom, 3 1/2 bath, semi detached 2 storey has it all and no condo fees! The covered front porch is the perfect place to enjoy your morning coffee or the amazing evening sunsets. The main level greets you with a spacious living room that features a cozy fireplace, dining area, powder room and lots of storage by the front and back doors. The beautiful, unique kitchen with stainless appliances is a must see!! The upper level offers a large primary bedroom with a walk-in closet and 3 piece ensuite. The 2nd and 3rd bedrooms and 4 piece bath complete this level. No problem sleeping through the hot summer nights with your central air conditioning. The lower level includes a 4th bedroom that would be great for teenagers or guests. The remainder of the lower level is partially finished with a huge rec/games area, a 3 piece bath, laundry area and mechanical room. Outside, you'll be impressed with a huge patio that will be enjoyed by everyone for BBQs with family and friends, playdates or just relaxing in the sunshine. The oversized garage (20X26) is insulated and heated with over head doors front and back. There's also extra storage in the upper loft of the garage, very clever. Located on a quite cul-de-sac in desirable Sheep River, this home is close to schools, shopping, walking paths and restaurants.



Built in 1994

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213308               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.87                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 248 Sheep River Lane |
| Subdivision | Sheep River Ridge    |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1N8              |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Smoking Home, See Remarks, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room, Mantle  |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 17               |
| Zoning         | TN               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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