

# \$688,800 - 34, 100 Sheep River Drive, Okotoks

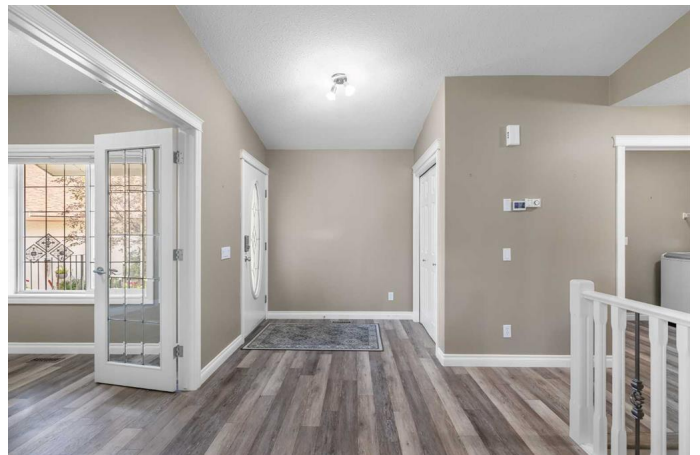
MLS® #A2247451

**\$688,800**

3 Bedroom, 3.00 Bathroom, 1,537 sqft  
Residential on 0.13 Acres

Sheep River Ridge, Okotoks, Alberta

CHECK OUT THE DRONE VIDEO!  
BEAUTIFUL SPACIOUS and MOVE-IN  
READY BUNGALOW VILLA IN AN  
EXCEPTIONAL LOCATION! OVER  
\$78,000.00 IN UPGRADES &  
RENOVATIONS. Sheep River Vistas is a  
quiet 55 plus complex that backs onto the  
Sheep River Ridge pathway and natural treed  
area offering you expansive unobstructed  
views of the Sheep River Valley! This fully  
developed bungalow offers a stunning 2608  
sq. ft. of developed living space. A  
well-designed open concept main floor with  
bright spacious rooms. Vaulted ceilings  
throughout the main floor and nine-foot  
ceilings down. A large welcoming foyer. Bright  
main floor den with double French doors and  
east window makes a great home office or  
quiet retreat. An elegant spacious living room  
with large west window, two north windows  
and a French door that opens to the raised  
balcony that overlooks the well-manicured  
greenspace. Three-sided peninsula gas  
fireplace is enjoyed whether relaxing or dining.  
The spacious dining area is perfect for a large  
table. The bright and spacious gourmet  
kitchen with skylight features black granite  
counters, custom tile backsplash and white  
painted oak cabinets and walk-in pantry. Large  
center granite island with eating bar.  
Convenient renovated main floor three-piece  
bathroom off the foyer is perfect for guests.  
Large bright primary bedroom with sliding patio  
door to the raised west balcony, the perfect



place for a morning coffee. Huge, renovated spa inspired three-piece bath with skylight, oversize full height tiled walk-in shower with pull down seat, granite vanity, oak cabinets and separate make-up vanity, private lavatory, additional closet and arched passage into the large walk-in closet. Main floor laundry/mud room features coat storage and laundry, including washer, dryer, large sink, counter, and oak cabinets. An inviting fully developed lower-level with the comfort of in-floor heating. Expansive family room with gas fireplace make this a great area for entertaining. Two large bright bedrooms with walk-in closets and an adjacent renovated four-piece bath with soaker tub. Lots of storage area in the utility/storage room. Oversize double attached insulated and dry walled garage. Excellent grounds keeping and snow removal, so you are free to live the "Villa Lifestyle". Pets are welcome with restrictions and board approval

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247451               |
| Price          | \$688,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,537                  |
| Acres          | 0.13                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

Address 34, 100 Sheep River Drive

|             |                   |
|-------------|-------------------|
| Subdivision | Sheep River Ridge |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 1V3           |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Snow Removal                                                                           |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                      |

### **Interior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Gas Water Heater                              |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                                   |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Raised Hearth, Three-Sided                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### **Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | TN                |

**Listing Details**

Listing Office                RE/MAX First

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.