

# \$450,000 - 701 Sheep River Court, Okotoks

MLS® #A2263842

**\$450,000**

3 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.11 Acres

Sheep River Ridge, Okotoks, Alberta

Incredible value in this walkout bungalow with a double attached garage and an illegal basement suite. Situated on a corner lot with plenty of parking and a large backyard, this home offers excellent potential. The main level features vaulted ceilings, a cozy wood-burning fireplace in the living room, two bedrooms, a full bathroom, and its own laundry. The walkout basement has a separate entrance and large windows that fill the space with natural light. It includes an illegal one-bedroom suite with a 3-piece bathroom, separate laundry, and partial renovations already started—ready for the next owner to complete. Located in a desirable neighborhood just steps from the Sheep River Valley and its beautiful walking paths, this property needs more than a bit of TLC, but offers great opportunity for value and versatility.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263842  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 825       |
| Acres          | 0.11      |
| Year Built     | 1999      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 701 Sheep River Court |
| Subdivision | Sheep River Ridge     |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 1T8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning, Gas Log                                              |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished, Exterior Entry, Suite, Walk-Out          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Corner Lot, Few Trees, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |

Zoning                      TN

**Listing Details**

Listing Office              Century 21 Masters

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