\$648,800 - 34, 100 Sheep River Drive, Okotoks

MLS® #A2262482

\$648,800

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

Sheep River Ridge, Okotoks, Alberta

PLEASE 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® # A2262482 Price \$648,800

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,

Soaking Tub, Walk-In Closet(s), Skylight(s), Track Lighting

Appliances Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric

Stove, Garage Control(s), Garburator, Gas Water Heater, Microwave

Hood Fan, Refrigerator, Washer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Basement, Three-Sided

Has Basement Yes
Basement 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 October 8th, 2025

Days on Market 26

Zoning TN

Listing Details

Listing Office RE/MAX First

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