

\$549,500 - 634 Sheep River Mews, Okotoks

MLS® #A2267612

\$549,500

3 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.14 Acres

Sheep River Ridge, Okotoks, Alberta

OPEN HOUSE CANCELLED AS HOME IS NOW CONTIONALLY SOLD! Welcome to this lovely 3 bedroom, 3 bathroom villa with 2136 sq ft of developed space and a front attached double garage. This awesome property benefits from having no condo fees, but is part of a home owners association, so you don't have to worry about grass cutting or snow removal! As you enter the home you are impressed by the abundance of natural light and the lovely vaulted ceiling. Relax in the spacious living room that has a bay window overlooking the front yard. There is a large formal dining area with bay window overlooking the side yard - perfect for large family gatherings. At the rear of the home is a kitchen, featuring oak cabinets and white appliances. Enjoy your family tea time in the dining nook or step outside onto your low maintenance deck for a BBQ and enjoy the views out over your West facing backyard with mature trees. The spacious primary bedrooms benefits from a bay window, a walk in closet and a 3 piece ensuite with a large vanity and linen closet. The 2nd bedroom on this floor is a good size too and is located close to the 4 piece family bathroom. Completing this level, is a laundry/mud room with built in cabinets. In the fully finished basement is a huge family/ games room with a gas fireplace - a great place for family movie nights! There is a large bedroom #3 and a 4 piece family bathroom. The massive storage room has a washer hook up and built in shelving. Did I mention this



home benefits from a water softener and a central vac system? This home is located just a short walk from the river pathway system making it easy to have a lovely evening stroll. Don't miss out on this fabulous property! View 3D /multi media/virtual tour

Built in 1998

Essential Information

MLS® #	A2267612
Price	\$549,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,289
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	634 Sheep River Mews
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home,
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	Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
Zoning	TN
HOA Fees	120
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
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