

# \$750,000 - 40 Sheep River Cove, Okotoks

MLS® #A2261486

**\$750,000**

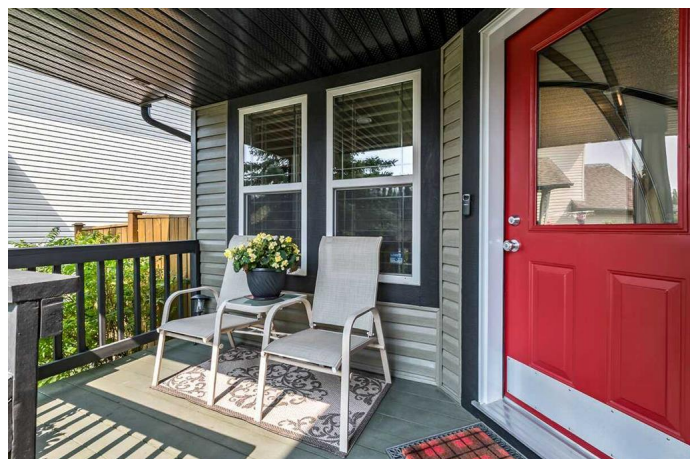
4 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 0.15 Acres

Sheep River Ridge, Okotoks, Alberta

For more information, please click the "More Information" button.

Welcome to your new home in the serene Sheep River Cove. This home offers an exceptional blend of comfort and luxury while backing onto green space. Nestled in a prime location, this home offers direct access to the Sheep River Ridge pathways, bike trails, parks, green spaces, schools and shopping. Spacious and modern, this 2-story home boasts 3000+ square feet of livable space. As you step inside, youâ€™ll be greeted by a spacious tiled entrance that sets the tone for the rest of the house. The main floor features a versatile office/ dining room, perfect for your work-from-home needs or hosting dinner parties. The fantastic kitchen boasts granite countertops, induction range, updated lighting and a bright eating area. The adjacent living room, complete with a cozy fireplace, is ideal for relaxing with family and friends. Convenience is key with a main floor laundry room. The home is equipped with numerous upgrades, including newly installed luxury vinyl plank flooring, air conditioning, a dual-zone heating system, a gas hook-up for your BBQ, an alarm system, ceiling fans throughout, water softener and two outdoor storage sheds. Upstairs, youâ€™ll find a massive bonus room with a corner fireplace, providing a perfect space for a home theater or play area. The spacious master bedroom is a true retreat, featuring a walk-in closet, a bay window with a stylish bench and a lovely 4-piece ensuite. The



ensuite features a skylight, a separate shower and a huge soaker tub. Two additional good-sized bedrooms and a guest 4-piece bath complete the upper level. The lower level is fully finished and offers a versatile rec room, an additional bedroom, a 4-piece bathroom and a spacious room that can serve as storage, office or play room. Don't forget to check out the heated double garage which comes complete with overhead shelving and epoxy flooring, providing ample storage and a clean, polished look. This home truly has it all and is ready for you to move in and make it your own. Don't miss the opportunity to own this beautiful property in a fantastic location!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261486    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,093       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 40 Sheep River Cove |
| Subdivision | Sheep River Ridge   |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |

Postal Code T1S 2G7

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Parking Pad

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer

Heating Exhaust Fan, Mid Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

### Exterior

Exterior Features Lighting, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Treed

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 1st, 2025

Days on Market 26

Zoning R1

### Listing Details

Listing Office Easy List Realty

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