

# \$599,900 - 3 Sheep River Crescent, Okotoks

MLS® #A2230258

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,574 sqft  
Residential on 0.13 Acres

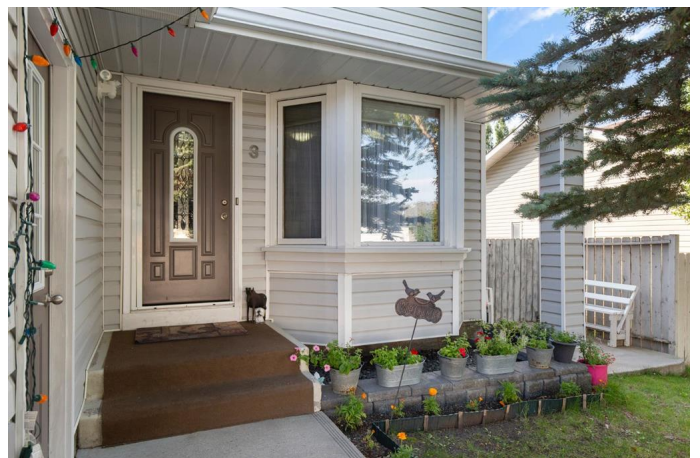
Sheep River Ridge, Okotoks, Alberta

Welcome to 3 Sheep River Crescent, located in the mature and highly sought-after community of Sheep River Ridge! This well-maintained home sits on a spacious 5,500+ sqft lot and offers over 2,300 sqft of total living space. Featuring an attached double garage, extended driveway, central air conditioning, and 5 bedrooms (4 upstairs and 1 in the basement), this property is ideal for growing families or multi-generational living.

The layout is designed for comfort and function, with generous living space on the main and upper levels, two ensuites, and a fully developed basement. Recent updates to the basement include fresh paint and the addition of a bathtub in the washroom, making the space even more versatile.

The beautifully landscaped backyard is a standout feature, offering a private oasis with mature trees, a covered deck, a poured concrete walkway, and a patio leading to a sunlit garden on the southwest side of the home—perfect for outdoor gatherings and summer relaxation.

Centrally located within Okotoks, this home is within walking distance to Big Rock Elementary School, parks, the scenic Sheep River, and various shopping and grocery amenities. If you're looking for a quiet, established community with access to nature and convenience, this is the one for you.



Don't miss out—book your showing today!

Built in 1992

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230258    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,574       |
| Acres          | 0.13        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3 Sheep River Crescent |
| Subdivision | Sheep River Ridge      |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1N6                |

### Amenities

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

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                             |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                 |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard, BBQ gas line, Storage |
| Lot Description   | Back Yard, Front Yard, Landscaped   |
| Roof              | Asphalt Shingle                     |
| Construction      | Other                               |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 62              |
| Zoning         | TN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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