

\$688,800 - 34, 100 Sheep River Drive, Okotoks

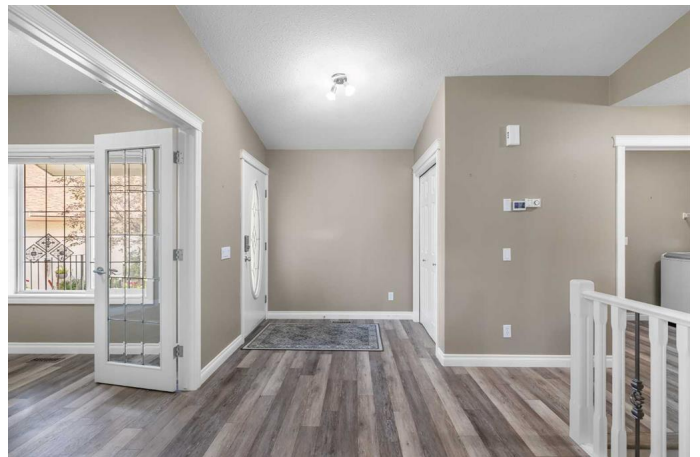
MLS® #A2247451

\$688,800

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

Sheep River Ridge, Okotoks, Alberta

OPEN HOUSE SATURDAY, AUGUST 16th
2:00 p.m. to 4:30 p.m. 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 and sideboard. The
bright and spacious gourmet kitchen with
skylight features black granite counters,
custom tile backsplash and white painted oak
cabinets and walk- 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, linen 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® #	A2247451
Price	\$688,800
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, Garage Faces Front, Insulated, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Crown Molding, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Convection Oven, Gas Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Raised Hearth, Three-Sided
Has Basement	Yes
Basement	Finished, 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	August 14th, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.