

3 Sheep River Crescent
Okotoks, Alberta

MLS # A2230258



\$599,900

Division:	Sheep River Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Hardwood, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Other		Zoning: TN
Foundation:	Poured Concrete		Utilities: -
Features:	See Remarks		
Inclusions:	Swinging Bench		

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!