

# \$569,900 - 636 Sheep River Mews, Okotoks

MLS® #A2227300

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,283 sqft  
Residential on 0.13 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to this immaculately cared for 3 bedroom villa with over 2152 sq ft of developed space, central air conditioning and a heated front attached double garage. This awesome property benefits from having no condo fees, but is par-t 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. Step into the lovely kitchen which has beautiful upgraded stainless steel appliances, gleaming granite counters, updated backsplash, pantry and gorgeous oak cabinets. 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 large West facing backyard with mature trees. The spacious primary bedrooms benefits from a walk in closet and a 4 piece ensuite with a large vanity and linen closet. The 2nd bedroom on this floor is a good size too! Completing this level, is a laundry/mud room with built in cabinets and a half bath. 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 built in



shelving. Did I mention this home benefits from central air conditioning, heated garage, 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® #	A2227300
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	636 Sheep River Mews
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S5

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning TN

HOA Fees 120

HOA Fees Freq. MON

### Listing Details

Listing Office RE/MAX First

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