

\$648,800 - 34, 100 Sheep River Drive, Okotoks

MLS® #A2262482

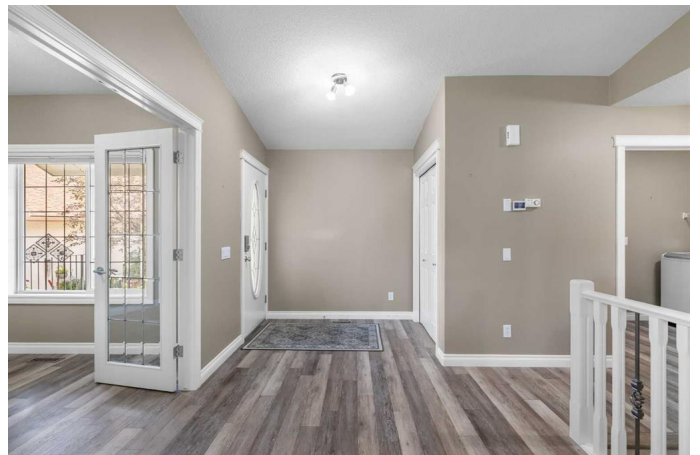
\$648,800

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

Sheep River Ridge, Okotoks, Alberta

****PLEASE 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. The bright and spacious gourmet kitchen with skylight features black granite counters, custom tile backsplash and white painted oak cabinets and walk-in 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, additional 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® #	A2262482
Price	\$648,800
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 Door Opener, Garage Faces Front, Insulated, Front Drive
# 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	Gas, Living Room, Mantle, Basement, 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	October 8th, 2025
Days on Market	5
Zoning	TN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.