

# \$755,000 - 40 Sheep River Cove, Okotoks

MLS® #A2261486

**\$755,000**

4 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 0.15 Acres

Sheep River Ridge, Okotoks, Alberta

For more information, please click the "More Information" button.

Welcome to your new home in the serene Sheep River Cove. This home offers an exceptional blend of comfort and luxury while backing onto green space. Nestled in a prime location, this home offers direct access to the Sheep River Ridge pathways, bike trails, parks, green spaces, schools and shopping. Spacious and modern, this 2-story home boasts 3000+ square feet of livable space. As you step inside, youâ€™ll be greeted by a spacious tiled entrance that sets the tone for the rest of the house. The main floor features a versatile office/ dining room, perfect for your work-from-home needs or hosting dinner parties. The fantastic kitchen boasts granite countertops, induction range, updated lighting and a bright eating area. The adjacent living room, complete with a cozy fireplace, is ideal for relaxing with family and friends. Convenience is key with a main floor laundry room. The home is equipped with numerous upgrades, including newly installed luxury vinyl plank flooring, air conditioning, a dual-zone heating system, a gas hook-up for your BBQ, an alarm system, ceiling fans throughout, water softener and two outdoor storage sheds. Upstairs, youâ€™ll find a massive bonus room with a corner fireplace, providing a perfect space for a home theater or play area. The spacious master bedroom is a true retreat, featuring a walk-in closet, a bay window with a stylish bench and a lovely 4-piece ensuite. The



ensuite features a skylight, a separate shower and a huge soaker tub. Two additional good-sized bedrooms and a guest 4-piece bath complete the upper level. The lower level is fully finished and offers a versatile rec room, an additional bedroom, a 4-piece bathroom and a spacious room that can serve as storage, office or play room. Don't forget to check out the heated double garage which comes complete with overhead shelving and epoxy flooring, providing ample storage and a clean, polished look. This home truly has it all and is ready for you to move in and make it your own. Don't miss the opportunity to own this beautiful property in a fantastic location!

Built in 2005

**Essential Information**

MLS® #	A2261486
Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Sheep River Cove
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta

Postal Code T1S 2G7

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached, Parking Pad  
# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Skylight(s), Wired for Data  
Appliances Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Water Softener, Window Coverings, Convection Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Gas Water Heater, Induction Cooktop  
Heating Fireplace(s), Forced Air, Natural Gas, Zoned, Exhaust Fan, Humidity Control, Mid Efficiency  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Lighting, Private Yard, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Treed  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed October 1st, 2025  
Days on Market 1  
Zoning R1

### **Listing Details**

Listing Office Easy List Realty

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