

## 519 Sheep River Close Okotoks, Alberta

MLS # A2166119



# \$658,500

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, On Street, Park		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Refrigerator in basement.

This beautifully maintained residence offers a fully developed walk-out basement with a separate entrance. Situated on a tranquil cul-de-sac, this street could be featured on a home and garden magazine. They say there is no competition between neighbours but when you drive down you'll think they are fighting for an award! Close to a playground, river pathways and just a short walk to Big Rock School. Featuring a total of 5 bedrooms, this home is well-equipped with modern amenities. Highlights include, PEX plumbing, a high-efficiency hot water tank, a pressure-treated deck, and 40-year shingles. The property also benefits from air conditioning and a central vacuum. The main level impresses with vaulted ceilings, an eat-in kitchen, and an abundance of natural light. Recent updates are sure to impress. The spacious living room features a gas fireplace, adding to the home's comfort and appeal. The basement is thoughtfully designed with 2 bedrooms, a full bath, kitchen and a large family room, offering versatile living space. The 21x21 double garage is roughed-in for heat and includes 220 wiring, providing additional functionality. Located in the desirable Sheep River community, this property is a prime opportunity for all homebuyers and investors. As a bonus the seller has completed a home inspection for you!