

248 Sheep River Lane  
Okotoks, Alberta

MLS # A2213308



## \$529,900

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

\*\*\*HUGE PRICED REDUCTION!!\*\*\* EVERYTHING YOU'RE LOOKING FOR IN YOU NEW HOME! This 4 bedroom, 3 1/2 bath, semi detached 2 storey has it all and no condo fees! The covered front porch is the perfect place to enjoy your morning coffee or the amazing evening sunsets. The main level greets you with a spacious living room that features a cozy fireplace, dining area, powder room and lots of storage by the front and back doors. The beautiful, unique kitchen with stainless appliances is a must see!! The upper level offers a large primary bedroom with a walk-in closet and 3 piece ensuite. The 2nd and 3rd bedrooms and 4 piece bath complete this level. No problem sleeping through the hot summer nights with your central air conditioning. The lower level includes a 4th bedroom that would be great for teenagers or guests. The remainder of the lower level is partially finished with a huge rec/games area, a 3 piece bath, laundry area and mechanical room. Outside, you'll be impressed with a huge patio that will be enjoyed by everyone for BBQs with family and friends, playdates or just relaxing in the sunshine. The oversized garage (20X26) is insulated and heated with over head doors front and back. There's also extra storage in the upper loft of the garage, very clever. Located on a quite cul-de-sac in desirable Sheep River, this home is close to schools, shopping, walking paths and restaurants.