

220 Sheep River Lane  
Okotoks, Alberta

MLS # A2217658



**\$589,000**

<b>Division:</b>	Sheep River Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,955 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished, Walk-Out To Grade	<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>	Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Beautiful 4 level split in sought after Sheep River! 4 bedrooms and over 1950 square feet of above grade living space with a walk out 3rd level, new flooring in most of the home, fully fenced yard is perfect for pets and the double detached garage will keep your cars warm and snow free in the winter! The main floor has the living room, dining room and functional kitchen, all with vaulted ceilings. Upper floor has 3 bedrooms including the good sized master bedroom with full 4 piece ensuite bathroom. 3rd level has a huge family room with gas fireplace, a flex room which could be a great office, full bathroom and walks out to the yard and garage. The lower 4th level has a double sized 4th bedroom and lots of storage! Most of the windows have been replaced, newer roof! Good value for a large 4 bedroom family home!