

# \$450,000 - 701 Sheep River Court, Okotoks

MLS® #A2263842

**\$450,000**

3 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.11 Acres

Sheep River Ridge, Okotoks, Alberta

Incredible value in this walkout bungalow with a double attached garage and an illegal basement suite. Situated on a corner lot with plenty of parking and a large backyard, this home offers excellent potential. The main level features vaulted ceilings, a cozy wood-burning fireplace in the living room, two bedrooms, a full bathroom, and its own laundry. The walkout basement has a separate entrance and large windows that fill the space with natural light. It includes an illegal one-bedroom suite with a 3-piece bathroom, separate laundry, and partial renovations already started—ready for the next owner to complete. Located in a desirable neighborhood just steps from the Sheep River Valley and its beautiful walking paths, this property needs more than a bit of TLC, but offers great opportunity for value and versatility.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263842  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 825       |
| Acres          | 0.11      |
| Year Built     | 1999      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 701 Sheep River Court |
| Subdivision | Sheep River Ridge     |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 1T8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning, Gas Log                                              |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished, Exterior Entry, Suite, Walk-Out          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Corner Lot, Few Trees, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 11                 |

Zoning                      TN

**Listing Details**

Listing Office              Century 21 Masters

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.