

\$624,900 - 22 Sheep River Boulevard, Okotoks

MLS® #A2224261

\$624,900

3 Bedroom, 3.00 Bathroom, 1,618 sqft
Residential on 0.12 Acres

Sheep River Ridge, Okotoks, Alberta

Welcome to your perfect family home in the heart of the desirable Sheep River community in Okotoks! This spacious two-storey residence offers over 1,600 sq. ft. of thoughtfully designed living space, featuring 3 generous bedrooms, 2 full bathrooms, and a convenient main-floor half bath â€” perfect for busy family life. At the heart of the home is a spacious kitchen, complete with newer stainless steel appliances, ample cabinetry, and a functional layout that makes meal prep and gatherings with family and friends a joy.

The bright, open-concept main floor is ideal for connecting with loved ones, while the walk-out basement offers excellent potential for future development â€” whether it's a play area, home gym, or space for the in-laws. Step outside to a backyard that opens directly onto a playground and walking paths â€” a dream for kids and a peaceful retreat for adults. Many a beautiful day will be spent watching the kids play while you tend to the bar-b-que!

Located in a quiet, family-friendly neighbourhood close to schools, parks, and all essential amenities, this home offers the space, comfort, and flexibility growing families need. Call your favourite realtor today!

Built in 2003

Essential Information



MLS® #	A2224261
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Sheep River Boulevard
Subdivision	Sheep River Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	3
Zoning	TN

Listing Details

Listing Office	Royal LePage Solutions
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