

\$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
Community	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, Walk-Out, Exterior Entry, Suite

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	2

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.