

# \$549,500 - 634 Sheep River Mews, Okotoks

MLS® #A2267612

**\$549,500**

3 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 0.14 Acres

Sheep River Ridge, Okotoks, Alberta

OPEN HOUSE SUNDAY 2nd November 12-2!  
Welcome to this lovely 3 bedroom, 3 bathroom villa with 2136 sq ft of developed space and a front attached double garage. This awesome property benefits from having no condo fees, but is part of a home owners association, so you don't have to worry about grass cutting or snow removal! As you enter the home you are impressed by the abundance of natural light and the lovely vaulted ceiling. Relax in the spacious living room that has a bay window overlooking the front yard. There is a large formal dining area with bay window overlooking the side yard - perfect for large family gatherings. At the rear of the home is a kitchen, featuring oak cabinets and white appliances. Enjoy your family tea time in the dining nook or step outside onto your low maintenance deck for a BBQ and enjoy the views out over your West facing backyard with mature trees. The spacious primary bedrooms benefits from a bay window, a walk in closet and a 3 piece ensuite with a large vanity and linen closet. The 2nd bedroom on this floor is a good size too and is located close to the 4 piece family bathroom. Completing this level, is a laundry/mud room with built in cabinets. In the fully finished basement is a huge family/ games room with a gas fireplace - a great place for family movie nights! There is a large bedroom #3 and a 4 piece family bathroom. The massive storage room has a washer hook up and built in shelving. Did I mention this home benefits from a water softener and a



central vac system? This home is located just a short walk from the river pathway system making it easy to have a lovely evening stroll. Don't miss out on this fabulous property! View 3D /multi media/virtual tour

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267612               |
| Price          | \$549,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,289                  |
| Acres          | 0.14                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 634 Sheep River Mews |
| Subdivision | Sheep River Ridge    |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1S5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
|-------------------|------------------------------------------------------------------------------------------------------|

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air                                                    |
| Cooling         | None                                                          |
| Fireplace       | Yes                                                           |
| # of Fireplaces | 1                                                             |
| Fireplaces      | Family Room, Gas, Mantle                                      |
| Has Basement    | Yes                                                           |
| Basement        | Full                                                          |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Stucco, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | TN                 |
| HOA Fees       | 120                |
| HOA Fees Freq. | MON                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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