



GRASSROOTS
REALTY GROUP

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4 Sage Link Red Deer, Alberta

MLS # A2231459



\$734,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,111 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Cork, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -window coverings -central A/C unit -garage heating unit -central vacuum + attachments -garage door opener -garage door control(s) -in-wall speakers -garage built-in cabinets -storage shed

Welcome to this stunning, fully finished 1.5 storey home located in the desirable community of Southbrook. This former Abbey Platinum Master Built showhome showcases exceptional craftsmanship and high-end finishes throughout, both inside and out. Backing directly onto a green space and playground, this location is ideal for families. The professionally landscaped exterior is highlighted by upgraded siding with detailed stonework, a custom stamped/aggregate driveway, and low-maintenance vinyl fencing. A spacious front foyer invites you into the home and opens into the impressive great room, featuring rich cork flooring, a gas fireplace with stylish herringbone tile surround, and massive west-facing windows that fill the space with natural light. The gourmet kitchen is a chef's dream—complete with extended custom cabinetry, a large center island with eating bar, upgraded stainless steel appliances, quartz countertops, and striking herringbone tile backsplash. The oversized dining area seamlessly connects to the kitchen, making it perfect for hosting family and friends. A functional main floor layout includes a private den/office, 2-piece powder room, and a convenient laundry/mudroom with built-in cabinetry and bench seating. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bath, and an expansive primary suite retreat featuring a luxurious 5-piece spa-style ensuite and dual walk-in closets. The fully developed basement is designed for entertaining with a large family room, games area, built-in wet bar, in-wall speaker system, a 4-piece bathroom, and an additional bedroom. This home is loaded with upgrades, including in-floor heating, dual high-efficiency hot water tanks, central air conditioning, central vacuum system, and a high-efficiency furnace. The heated dream garage is fully finished with premium flooring,

custom cabinetry, and quartz countertops—perfect for the hobbyist or car enthusiast. Step into your west-facing backyard oasis, complete with built-in speakers, a gas BBQ hookup, low-maintenance Trex decking, ground-level flagstone patio, hot tub, mature trees for added privacy, and a large storage shed.