



GRASSROOTS
REALTY GROUP

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**196 Sabre Road
Springbrook, Alberta**

MLS # A2236608



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Lawn, Level, No Neighbours Behind, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DCD-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All Window Coverings and Appliances

Quality meets functionality in this LEGALLY SUITED home built by Executive Builders, located in the peaceful community of Springbrook. This well-maintained property offers exceptional value with both the upper and lower units in excellent condition. The main floor welcomes you with a bright and spacious living room featuring vaulted ceilings and a large front entryway. The modern kitchen offers ample countertop space, stainless steel appliances, a walk-in pantry, and a generous dining area perfect for family gatherings. Three bedrooms on the main level include a comfortable primary suite with its own ensuite bathroom. Downstairs, the legal suite impresses with 9-foot ceilings and large windows that bring in natural light—creating a bright and inviting space. The suite includes two spacious bedrooms, a full 4-piece bathroom, and a thoughtfully designed U-shaped kitchen with plenty of cabinetry and prep space. This home presents a fantastic opportunity for both investors and first-time buyers alike. Investors will appreciate the dual-income potential and prime location, while first-time buyers can take advantage of the basement suite to generate supplemental income and ease the costs of homeownership. Ideally situated just a short drive to the south end of Red Deer and close to shopping, this home is in a welcoming community filled with walking and biking trails. For those who travel frequently—or cater to those who do—you're just around the corner from the Red Deer Regional Airport, adding to the home's long-term rental appeal.