



GRASSROOTS
REALTY GROUP

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**20 Sagewood Close
Red Deer, Alberta**

MLS # A2242440



\$1,689,000

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,731 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Level,		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: NA

You can have it all in this stunning Restoration Hardware-inspired home at 20 Sagewood Close, Sunnybrook South. Spanning over 4,800 square feet, this home features timeless, high-quality finishes such as wide-plank quarter-sawn oak floors, custom tile work, and soaring ceilings accented with classic crown moulding. At the heart of the home is a chef's dream kitchen, featuring a Wolf 4-burner cooktop with griddle, Sub-Zero refrigerator, Miele coffee station, and warm grey dovetail cabinetry that blends heritage and French country design. A large pantry connects to a well-organized mudroom. Nanofold doors open from the kitchen to a cozy three-season room overlooking the Piper Creek ravine—perfect for morning coffee or movie nights by the European stone gas fireplace. A functional main-floor office makes organization effortless. The main floor also includes a spacious living and dining area, highlighted by elegant crown moulding and a large heritage-style fireplace. Upstairs, the family zone is anchored by a luxurious primary bedroom and ensuite with a freestanding tub, double steam shower, heated floors, and a dream walk-in closet. The closet connects directly to a showpiece laundry room, complete with large laundry sink, built-in drying racks, slide-out laundry baskets, and custom storage for your vacuum and ironing board. The kids' wing features two bedrooms with built-in storage, a six-piece Jack-and-Jill bathroom with heated floors and built-in TV units, and a custom double desk for homework or creative projects. The fully finished basement offers the ultimate in relaxation and entertainment, including a large rec room with a wet bar, full fridge, and dishwasher. Enjoy dual TV zones—one above the bar and another 80-inch screen in the lounge. A fourth bedroom, full bath, spacious home gym, ample

storage, and a secret bookcase door leading to a hide a way under the stairs complete the lower level. Step outside from the basement to a second covered patio with a BBQ area and perfectly positioned hot tub. A custom fire pit overlooks the ravine and beautiful Piper creek and offers direct access to scenic walking trails and nearby shopping and restaurants. A nearby children's park is also just steps away. Mechanically, the home is top-tier: dual furnaces, dual central air units, boiler system, radiant floor heating, and a triple-car heated garage with epoxy floors, dog bath, hose hookup, and floor drains in every bay—trips to the car wash can be a thing of the past. More than a home, this is a lifestyle. If you value impeccable design, functional luxury, and seamless indoor-outdoor living—all while enjoying city conveniences—this rare offering is not to be missed.