



GRASSROOTS
REALTY GROUP

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**24 Sagewood Close
Red Deer, Alberta**

MLS # A2272493



\$1,995,000

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,854 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Oversized, Side By Side		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Fenced		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Jennair fridge (Ice) Thermador 6 burner gas range, (steam and convection oven) BI bosch dishwasher, fridge/freezer combo in pantry, , jennair beverage fridge, kitchen aide dishwasher in bar, Ice maker in bar, 2 wine fridge in basement bar, ECo water softener, central vacuum and attachments, Control 4 surround system, home theatre system, gold simulator and projector, hunter Douglas blinds, some with remotes on main floor, all custom draperies and rods, workbench and custom cabinets in garage, 2 air conditioners, washer, dryer, garage controls and remote openers

Prepare to be completely captivated by this EXTRAODINARY SHOWHOME, a masterpiece of craftsmanship and LUXURY DESIGN. From the moment you step inside, the grandeur of the 10 ft ceilings sets the tone, creating an airy, OPULANT ATMOSPHERE that flows effortlessly throughout the main floor. At the heart of the home, you'll find stunning stone feature walls paired with 2 two-sided gas fireplaces. a SHOWSTOPPING architectural statement that blends warmth, artistry & modern ELEGANCE! The gourmet kitchen is a chefs dream, complete with a butler's pantry, prep sink, professional grade appliances and rich granite countertops that anchor the space with TIMELESS SOPHISTICATION. BEAUTIFUL hardwood flooring sweeps throughout, adding warmth & refinement at every step. A curved open riser hardwood staircase leads to the upper floor (LOFT) that is beautifully finished with a spacious bedroom, 4-piece bath and bonus room, ideal for guests or teenagers. Other great features include, triple pane windows, custom draperies, HUNTER DOUGLAS motorized blinds, steam shower, water softener, 2 air conditioners, incredible 2-piece powder room with custom maple vanity & upgraded lighting! The LUXURIOUS Primary suite is perfectly positioned to capture the natural beauty of the Piper creek valley and offers uninterrupted views of rolling landscapes and paved walking trails, with lots of natural light that pours through the expansive windows & a private door that opens directly onto the west facing balcony. A space designed for peace, rejuvenation, & beauty at every angle. The 6-piece ensuite is nothing short of a spa sanctuary. Outfitted with sleek QUARTZ COUNTERTOPS, a steam shower, free standing soaker tub, a striking feature stone wall, every detail whispers LUXURY! From the ensuite step seamlessly into the walk-through

closet featuring many custom built in cabinetry- beautifully designed with organization & style in mind, This smart layout continues directly into the connected laundry room, offering UNMATCHED functionality and ease. Just off the main floor, a gentle step down leads you to an oversized, versatile room that immediately impresses with its sense of space & character, currently styled as a grand office, this incredible room features VAULTED CEILINGS, gorgeous chandelier, and charming shiplap walls, a large fully finished closet making the space even more flexible in its uses. The WALKOUT basement is nothing short of an entertainers dream- Designed with LUXURY, lifestyle & pure enjoyment in mind. A CUSTOM wet bar, ice maker, 2 wine fridges & dishwasher. Large bedroom with a 4-piece ensuite, GYM, theatre room, and completed with GOLF SIMULATOR! Walkout onto an aggregate screened room that overlooks the maintenance free backyard! Tripe HEATED GARAGE features, epoxy flooring, 2 man doors, high ceilings & central vacuum. Other features include: Misting system, synthetic grass, professional landscaping, control 4 surround, BEAMED CEILINGS, REVERSE OSMOSIS, built in BBQ.