



**24 Sawyer Close
Red Deer, Alberta**

MLS # A2297202



\$1,495,000

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|------------------|--|---------------|-------------------|
| Division: | Sunnybrook South | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,761 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Conservation, Creek/Riv | | |

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|--------------------|--|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Stone, Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Wet Bar, Wired for Sound | | |
| Inclusions: | NA | | |

This STUNNING TWO STORY is a custom built Sorrento Home with exquisite details and thoughtful design. Located in one of Red Deer's most prestigious neighborhoods, backing on to the Piper Creek natural reserve. The curb appeal is top notch with earth toned stucco accented with archways and stonework. The heated triple garage is a dream for hobbyists, complete with two built-in work benches and plenty of room for projects. Step into a home that defines luxury living. Rich hardwood floors lead you through the main level. Elegant coffered ceilings compliment the large living room. The two sided fireplace creates a warm ambiance both inside and out on the southwest-facing deck. The 3-season sunroom extends your living space, surrounded in scenic views. At the heart of the home, the Chef's kitchen is a showstopper! Premium Viking appliances, a gas range, and double ovens. The two-toned maple cabinetry and massive island are draped in granite countertops. The large pantry offers a desk drop zone and ample storage. The mudroom provides a wonderful walk-in closet and access to the garage. The second floor is the family zone and features three large bedrooms. You will enjoy relaxing in this primary suite with the warmth of the two-sided fireplace. Soak your worries away in the spa-like 5-piece ensuite. The massive walk-in closet connects to the convenience of second level laundry. The fully developed walkout basement is designed for entertaining. It features a stylish wet bar, ice maker, and dishwasher. Impress your guests with the wine cellar, accented with gorgeous glass doors. The family room is anchored by a cozy gas fireplace, flanked by built-in shelving. Perfect for hosting company, this lower level offers a large bedroom and a 4-piece bathroom. The home gym is an added perk for that healthy lifestyle. Garden doors give you

easy access to this beautiful backyard, bordered with mature trees and shrubs. It comes complete with a golf green to perfect your putting game. Front and rear yards are both maintenance free with artificial turf. Step thru the gate to gain access to the City Trail System that runs along the Red Deer River, leading to the beautiful parks of Heritage Ranch and Bower Ponds. This impressive home offers a perfect balance of sophistication and comfort. Located in a highly desirable neighborhood, close to amenities, schools, and scenic surroundings, this home offers not just a place to live - but a lifestyle to enjoy!