



**36 Sawyer Close
Red Deer, Alberta**

MLS # A2064849



\$1,674,000

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,065 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: Underground Sprinklers, Dryers (2), Washers (2), Central Vacuum w/Attachments (2), Central Air Conditioners (2), Gas Fire place Remote (1), Reverse Osmosis, Hot Tub w/Steps & Cover,

Welcome to the EXCLUSIVE enclave of Sunnybrook South – a sprawling, secluded haven reminiscent of a private parkland sanctuary. Nestled within one of the largest lots in Red Deer, this residence offers unparalleled views of meticulously manicured grounds that extend beyond the property's borders, complete with enchanting water features and direct access to the neighboring trail system. This extraordinary home, boasting over 6,000 SF of opulent living and entertainment spaces, exudes timeless elegance and architectural mastery. Every detail has been meticulously curated with the utmost attention to quality and craftsmanship. The exterior showcases intricate stonework, distinguished roof lines, and a grand upper terrace adorned with a gas fireplace – the epitome of outdoor luxury living. Step through the custom front doors to discover a world of grandeur, where soaring ceilings, bespoke millwork, and designer fixtures create an atmosphere of refined sophistication. The main level great room, featuring a fireplace and a discreetly concealed custom room with sliding doors, seamlessly transitions into an exquisite kitchen, complete with custom cabinetry, high-end appliances, and an expansive walk-in pantry for added convenience. The private library/den provides a quiet retreat, while the bedroom quarters offer unparalleled comfort and privacy. The primary suite is a sanctuary unto itself, boasting a decadent spa ensuite with 'His & Hers' vanities, a luxurious jetted bathtub, and custom walk-in closets. Descending the grand staircase to the lower level reveals a cozy family room, complete with a built-in wet bar and ample space for entertaining. A state-of-the-art theatre room, expansive bedroom (designed to be divisible), and generous storage area further enhance the home's appeal. Home has been recently repainted as well. Outside, a covered

patio area with a built-in hot tub and integrated storage shed beckons for relaxation and enjoyment of the lush surroundings. This exceptional property promises a lifestyle of unparalleled luxury and tranquility, offering an oasis of calm amidst the bustling city of Red Deer. Welcome home to a life of timeless sophistication and unmatched refinement. More photos available upon request.