

\$1,245,000 - 16081 Sage Valley Drive E, Rural Foothills County

MLS® #A2113639

\$1,245,000

7 Bedroom, 6.00 Bathroom, 3,246 sqft
Residential on 4.13 Acres

Sage Valley Estates, Rural Foothills County,
Alberta

Welcome to your very own palace with 2 Residences! This home is perfect for a multi-generational family who want to live together, but also have privacy. Each residence has it's own kitchen, living area, and bedrooms. They are connected by the Triple Attached Garage in the center. The East Residence (985ft) will keep your feet toasty warm with the In-Floor heating. The sky-high ceilings will give you the Presidential feel that you are looking for so that you have the stretching room that you need. The West Residence has a massive Primary room on the main floor with it's own luxury ensuite bathroom. There is another bedroom also located on the main floor which is perfect for people who do not want or cannot climb stairs. This home is very accessible for all ages and abilities. The vaulted ceilings provide gorgeous views of the mountains to the West. This 4.13 acres is large enough to give you the room to roam but not so large that it is a full time job! You are allowed to have 2 horses on this property. Children have access to schools in both High River and Okotoks so you can choose where to have your children learn. The basement has been started but awaits your final choices on finishing. You will love the RV hook up and draining area on the side of the home for people who want to travel. So come! Breathe the fresh air, and enjoy your privacy



with the whole family. Seeing is truly believing.
Book your showing today.

Built in 2011

Essential Information

MLS® #	A2113639
Price	\$1,245,000
Sold Price	\$1,200,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,246
Acres	4.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	16081 Sage Valley Drive E
Subdivision	Sage Valley Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V1N1

Amenities

Parking Spaces	9
Parking	Driveway, Enclosed, Front Drive, Gated, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Separate Entrance
Appliances	Built-In Gas Range, Dishwasher, Refrigerator, Stove(s), Washer/Dryer,

	Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Coal
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Entrance, RV Hookup, Storage
Lot Description	Cul-De-Sac, Gazebo, Front Yard, Lawn, Garden, Interior Lot, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	April 11th, 2024
Days on Market	33
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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