

\$749,900 - 12 Sage Link, Red Deer

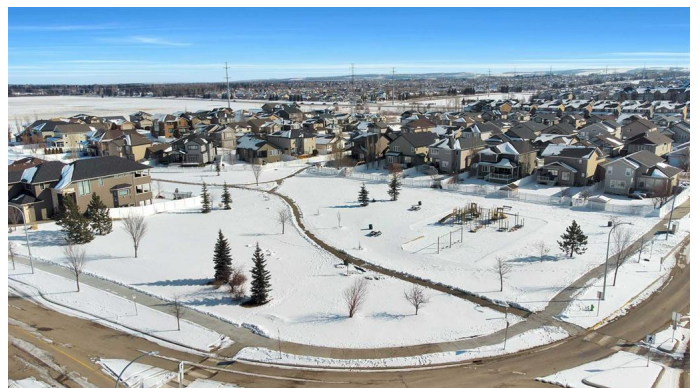
MLS® #A2117930

\$749,900

5 Bedroom, 4.00 Bathroom, 2,322 sqft
Residential on 0.15 Acres

Sunnybrook South, Red Deer, Alberta

Welcome to this exquisite home meticulously designed and built by Canada West Homes! This beautiful two-story exudes luxury and comfort in every detail, with 9-foot ceilings and quality upgrades throughout. Nestled in the sought after Southbrook Neighborhood, this home offers unparalleled elegance and functionality. This open concept home boasts 3657 sq. ft. of developed living space. The main floor is complete with a light filled living room, built in modern gas fireplace, large dining area, kitchen and a main floor office/den. The kitchen is a gourmet enthusiasts dream including modern maple cabinetry with crown molding, expansive granite counterspace with undermount granite sink, granite center island with breakfast bar, stainless steel gas stove with vented range hood, matching high-end stainless-steel appliances and a walkthrough melamine shelved pantry. The mudroom includes laundry with a sink, maple cabinetry, matching front loading washer and dryer and 2 closets with a back door attached to the 24' wide double garage. There are three large bedrooms and two full bathrooms on the second floor, including a master suite that is a true oasis including: large walk-in closet, jetted soaker tub, double sinks, walk-in shower, enclosed toilet, and elegant tile floors; the second floor also has sizeable bonus room. The beautifully developed basement has 2 more large bedrooms and a 4-piece bathroom. The basement has a 9-foot ceiling, in-floor heating,



large living room/entertainment area, wet bar and fridge, a movie projection screen/golf simulator enclosure and mounted speakers. Additional features include a new on-demand water heater (2023), high efficiency Lennox Elite furnace, HVAC fresh air system, HEPA air filtration, central air conditioning, central vacuum and water softener. Outside features beautiful landscaping in the front and back yard, a raised garden box and a huge southwest facing back yard with vinyl fencing. It has a half covered oversized, low maintenance/composite deck with glass railing, gas hook-up, and an attractive retractable awning. This stunning home backs onto a park and walking path which connects to the larger Red Deer trail system. It is conveniently located near schools, shopping, recreational facilities, restaurants and medical offices.

Built in 2010

Essential Information

MLS® #	A2117930
Price	\$749,900
Sold Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,322
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Sage Link
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Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R0L4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Pantry
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2024
Date Sold	May 9th, 2024
Days on Market	44
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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