



THE
A-TEAM

**RE/MAX
FIRST**

16117 SAGE VALLEY Drive, Rural Foothills County TOL 0A0

MLS® #: **A2165292** Area: **Sage Valley Estates** Listing Date: **09/12/24** List Price: **\$1,295,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **2013**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **189,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,213**
 Low Sqft:
 Ttl Sqft: **2,213**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac, Lawn, Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Views**
 Park Feat: **Additional Parking, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Fire Pit, Garden, Private Yard, Storage**

Construction: **Cement Fiber Board, Concrete, Stone, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`0" x 12`0"	Dining Room	Main	11`6" x 10`8"
Living Room	Main	17`6" x 15`8"	Laundry	Main	8`6" x 6`6"
Den	Main	12`0" x 10`6"	Storage	Lower	20`6" x 16`0"

Bedroom - Primary
Bedroom
4pc Bathroom

Main
Main
Main

17`0" x 16`0"
12`0" x 11`6"
12`0" x 5`6"

Bedroom
2pc Bathroom
5pc Ensuite bath

Main
Main
Main

18`0" x 14`0"
6`6" x 5`8"
13`6" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0814587

Zoning:
CR

Remarks

Pub Rmks:

Sequestered on an exclusive 4-acre lot nestled in the charming community of Sage Valley Estates centrally positioned 10 minutes north of High River, 15 minutes south of Okotoks, and 50 minutes to Downtown Calgary. Custom built with the finest attention to detail that can be seen in every room. Soaring ceilings and expansive picturesque windows create a timeless elegance throughout the integrated floor plan. Host parties in the impressive kitchen designed as the epicenter of the home. Curl up next to the stone fireplace in the living/dining room and enjoy the stunning views of the rolling Foothills and Rocky Mountains. Turn wrenches in your dream oversized triple-car garage with in-slab heat. Work from home in the spacious office/flex room. Relax and enjoy the sunset from the manicured outdoor living space. Retire in the calming primary wing that features a generous ensuite with custom-crafted his & her wardrobes. Create countless memories with your kids, family, and friends in this incredibly special Alberta property. Call your favorite realtor today to schedule a private viewing or view the 3D VIRTUAL OPEN HOUSE TOUR for a better look.

Inclusions:
Property Listed By:

Water system, Cabinets in Garage, Kids Exterior Play Structure, Blind in kids room
RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













