



**32 Sagewood Close  
Red Deer, Alberta**

**MLS # A2234368**



**\$1,890,000**

<b>Division:</b>	Sunnybrook South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,828 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Greenbelt, Landscaped, Standard Sh		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Silent Floor Joists, Stone, Stucco, Wood Paneling	<b> zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Closet Organizers, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Washer, dryer, fridge, gas stove top, microwave, wall oven, all window coverings, projector screen, theatre room seating, surround sound, receivers, pool table and accessories, fridge in basement, freezer in basement, 7 concrete planters, TV's (Kitchen, Living Room, loft, master Bedroom, Bar), garage door opener (2 remotes), 2 beverage fridges, RO Systems (2), Sonos sound system, control four smart home system (lights, heat, security), shaw system

A custom estate designed to a level that would be extraordinarily difficult to recreate today. Built by Sorento Custom Homes and backing onto Piper Creek green space in Southbrook, this fully developed walkout bungalow offers nearly 4,900 Sq.Ft. of thoughtfully finished living space with a level of craftsmanship, materials, and detail rarely seen in the current market. From the full stone exterior, Loewen doors, Control4 automation, and triple-pane windows to the extensive travertine, Hickory hardwood, custom Maple millwork, and heated tile floors, every aspect of this home was built with long-term quality in mind. The layout blends luxury with livability, offering 5 Bedrooms, 4.5 Bathrooms, a stunning chef's Kitchen with premium Viking appliances and oversized granite island, a theatre room with included equipment, a custom wet bar, private Loft retreat above the Garage, and a heated triple car Garage. Outside, the professionally landscaped west-facing yard was designed for both privacy and entertaining, with multiple covered outdoor spaces overlooking the environmental reserve. For the buyer who appreciates craftsmanship, privacy, and appreciate the true replacement value, 32 Sagewood Close represents a rare opportunity in Red Deer's luxury market.