



**16022 Sage Valley Drive E  
Rural Foothills County, Alberta**

**MLS # A2304840**



**\$2,300,000**

<b>Division:</b>	Sage Valley Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,976 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.65 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-19-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Welcome to 16022 Sage Valley Dr. Located in the heart of the Foothills with right in the middle between Okotoks and High River. With 4.65 Acres of low maintenance land you will love the privacy and peacefulness of the country/ This contemporary home was crafted in 2016 and remains in exceptional condition. You will notice the incredible amount of natural light coming through the vast windows on every level of the home. These windows are paramount to keeping the home extremely efficient and maintaining comfortable temperatures through all seasons. Also allowing for a wonderful view of the Rocky Mountains to the West. The main level consists of a generous sized living room, dining room and a very large kitchen area with a walk in pantry as well as the main floor bathroom and mudroom areas. The upper level features the bonus room as well as very generous bedrooms and modern bathrooms. The home consists of hard surface flooring through its entirety. The walkout lower level has been finished into an illegal suite which consists of a very large bedroom area as well as a very nice kitchen/dining/living room setup. A full tiled bathroom and full laundry setup giving completing a fully equipped living space for whatever your intentions may be. The exterior is full composite siding in modern colors and styling making it low maintenance and giving a modern appearance. The oversize triple garage is one of my favorite parts of the home. Being heated and fully finished with extra high ceilings allowing so many options for those interested in spending some time with their hobbies. And finally the covered deck has been fully waterproofed making it usable even on the wettest of days. This home really does impress from the moment you enter. The land has been largely untouched an offers so much possibility and space for anything your

imagination will allow. Go ahead. Treat yourself and come and see this property. You deserve it.