

\$1,250,000 - 16117 Sage Valley Drive E, Rural Foothills County

MLS® #A2206626

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,213 sqft
Residential on 4.35 Acres

Sage Valley Estates, Rural Foothills County,
Alberta

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.

Built in 2013



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2206626 |
| Price | \$1,250,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,213 |
| Acres | 4.35 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 16117 Sage Valley Drive E |
| Subdivision | Sage Valley Estates |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0A0 |

Amenities

| | |
|--------------|---|
| Parking | Additional Parking, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | 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) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Stone, Dining Room, Double Sided |

Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage
Lot Description Cul-De-Sac, Garden, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Views
Roof Asphalt
Construction Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025
Days on Market 6
Zoning CR

Listing Details

Listing Office RE/MAX First

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