

# \$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	Concrete, Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	15
Zoning	CR

### Listing Details

Listing Office	RE/MAX First
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