

\$749,900 - 4 Sage Link, Red Deer

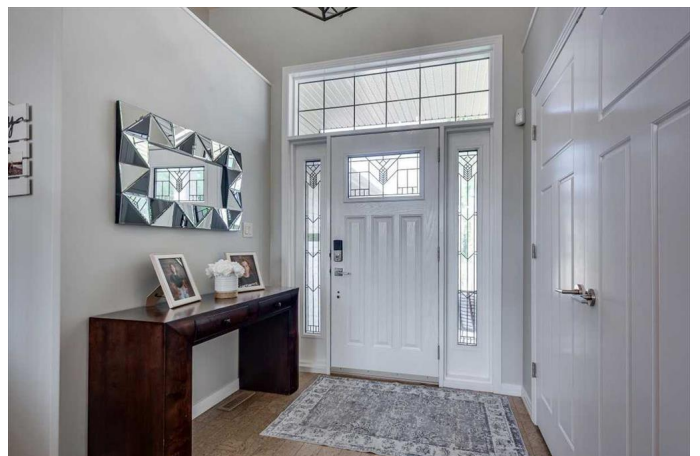
MLS® #A2231459

\$749,900

4 Bedroom, 4.00 Bathroom, 2,111 sqft
Residential on 0.15 Acres

Sunnybrook South, Red Deer, Alberta

Welcome to this stunning, fully finished 1.5 storey home located in the desirable community of Southbrook. This former Abbey Platinum Master Built showhome showcases exceptional craftsmanship and high-end finishes throughout, both inside and out. Backing directly onto a green space and playground, this location is ideal for families. The professionally landscaped exterior is highlighted by upgraded siding with detailed stonework, a custom stamped/aggregate driveway, and low-maintenance vinyl fencing. A spacious front foyer invites you into the home and opens into the impressive great room, featuring rich cork flooring, a gas fireplace with stylish herringbone tile surround, and massive west-facing windows that fill the space with natural light. The gourmet kitchen is a chef's dream complete with extended custom cabinetry, a large center island with eating bar, upgraded stainless steel appliances, quartz countertops, and striking herringbone tile backsplash. The oversized dining area seamlessly connects to the kitchen, making it perfect for hosting family and friends. A functional main floor layout includes a private den/office, 2-piece powder room, and a convenient laundry/mudroom with built-in cabinetry and bench seating. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bath, and an expansive primary suite retreat featuring a luxurious 5-piece spa-style ensuite and dual walk-in closets. The fully developed basement is designed for



entertaining with a large family room, games area, built-in wet bar, in-wall speaker system, a 4-piece bathroom, and an additional bedroom. This home is loaded with upgrades, including in-floor heating, dual high-efficiency hot water tanks, central air conditioning, central vacuum system, and a high-efficiency furnace. The heated dream garage is fully finished with premium flooring, custom cabinetry, and quartz countertopsâ€”perfect for the hobbyist or car enthusiast. Step into your west-facing backyard oasis, complete with built-in speakers, a gas BBQ hookup, low-maintenance Trex decking, ground-level flagstone patio, hot tub, mature trees for added privacy, and a large storage shed.

Built in 2009

Essential Information

MLS® #	A2231459
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	4 Sage Link
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta

Postal Code T4R 0L4

Amenities

Parking Spaces 2
Parking Double Garage Attached, Heated Garage
of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 17th, 2025
Days on Market 6
Zoning R1

Listing Details

Listing Office Century 21 Advantage

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.