

# \$463,500 - 115 Sabre Road, Springbrook

MLS® #A2259600

**\$463,500**

5 Bedroom, 4.00 Bathroom, 2,002 sqft

Residential on 0.11 Acres

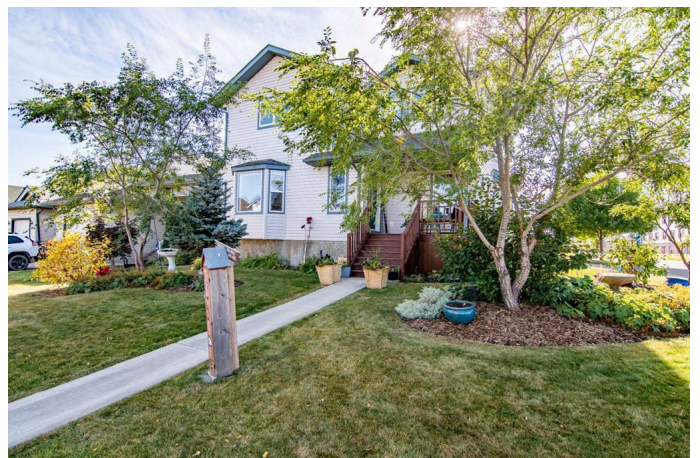
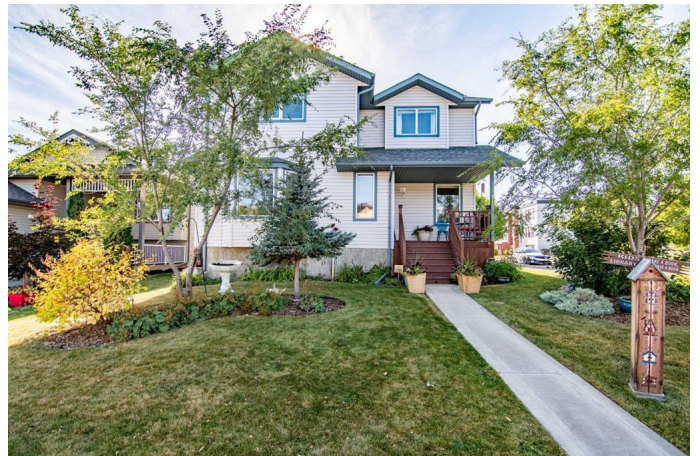
NONE, Springbrook, Alberta

Welcome home to this bright and spacious 2-storey home in Springbrook. With 5 generously sized bedrooms, a large dedicated office, and both a family room and living room on the main level, this property offers the perfect blend of comfort, functionality, and room to grow. Step inside to discover a sun-filled main level featuring oversized windows and a flowing layout that's ideal for entertaining or relaxing with loved ones.

The open design creates a welcoming atmosphere, while offering distinct spaces for work, play, and downtime. Upstairs, the expansive primary bedroom serves as a private retreat, easily accommodating a king-sized bed and sitting area. The additional bedrooms are spacious and versatile, ready to adapt to your lifestyle needs.

Downstairs, the finished basement features a generous rec room—perfect for movie nights, games, or creating a dedicated space for hobbies and hangouts. Storage is abundant throughout—from large closets and built-ins to a double attached garage with plenty of room for tools, gear, and seasonal items.

Outside, enjoy a beautifully landscaped front yard that adds standout curb appeal. The private backyard is fully fenced and ready for your personal touch—ideal for future gardening, play space, or a quiet patio retreat. Located in a quiet, friendly neighborhood with easy access to Red Deer and nearby amenities, this home is a must-see for buyers seeking space, flexibility, and long-term value.



Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259600    |
| Price          | \$463,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,002       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 115 Sabre Road  |
| Subdivision | NONE            |
| City        | Springbrook     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2H7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Electric                                                    |
| Cooling           | None                                                                                 |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Vinyl Siding                                                                                           |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 1                    |
| Zoning         | DCD-4                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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.