

# \$1,125,000 - 3808 Sarcee Road Sw, Calgary

MLS® #A2195714

**\$1,125,000**

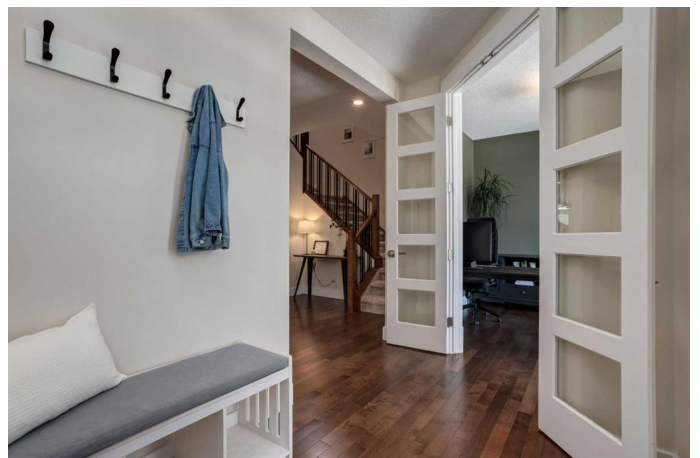
4 Bedroom, 4.00 Bathroom, 1,966 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

OPEN HOUE SAT APR 5 FR 2-4. Understated elegance & sophistication are the hallmarks of this gorgeous property situated in the prestigious community of Currie Barracks.

Immediately you will notice the welcoming curb appeal, while the spacious interior offers 2,594 SF of living space, including four bedrooms and 3.5 bathrooms. Natural light fills the home, highlighting the stunning hardwood floors and custom craftsmanship. The main level greets you with a spacious foyer and French door access to the home office. A living room with double sided fireplace transitions into the gourmet kitchen featuring ample cabinet and counter space, quartz countertops, stainless steel appliances, center island with breakfast bar and undercabinet lighting. The dining area shares the double sided fireplace and gives access to deck and yard. A powder room and mud room with custom lockers complete this space. The second level features a conveniently located laundry room, 2 full bathrooms and three generous bedrooms, including the serene primary suite. The primary suite boasts a walk-in closet and a lavish 5-piece ensuite with a glass-enclosed shower, dual sink vanity and a relaxing soaker tub. The fully developed lower level offers cozy infloor heat, a large family/media room, a full bathroom and a fourth bedroom. Additional features of this exceptional home include a rare radon gas mitigation system, multi-zone underground irrigation (front and back), double detached garage, central AC, HE furnace, new



carpet, composite deck, new roof and a new triple pane window in the primary bedroom. Located in a master-planned community just five minutes from Mount Royal University, with parks, recreation and schools nearby, this home offers incredible value. Book your showing today!

Built in 2011

### Essential Information

MLS® #	A2195714
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,966
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3808 Sarcee Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7W9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Alley Access
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	58
Zoning	DC

## Listing Details

Listing Office	Real Broker
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