

\$995,000 - 3804 Sarcee Road Sw, Calgary

MLS® #A2152177

\$995,000

4 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.10 Acres

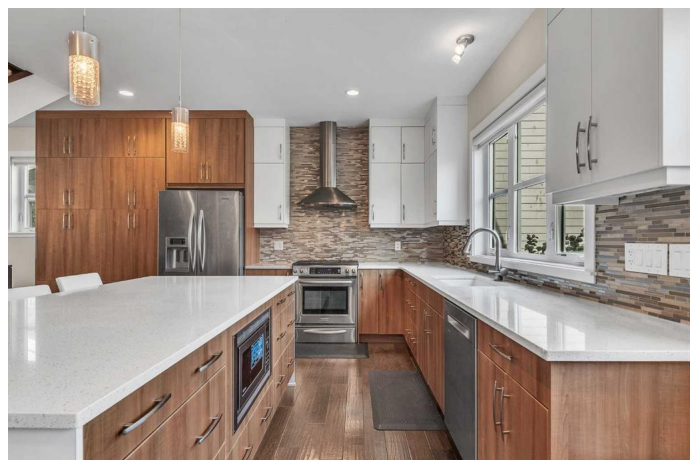
Currie Barracks, Calgary, Alberta

Experience luxury living in one of the most prestigious inner-city communities of Currie Barracks! This expansive 2-storey home is uniquely situated on an extra-wide 36ft x 116ft lot, making it one of the broadest on the block, and stands out from the typical long and skinny infill homes.

Featuring Central A/C, irrigation system, 3+1 bedrooms and 3.5 bathrooms, the main level boasts an open layout with a large living room/dining room combo, complete with hardwood floors, a cozy fireplace, and soaring 9ft ceilings. The stunning staircase with elegant iron railings serves as the focal point, seamlessly separating the living area from the kitchen. The kitchen is a chef's delight, equipped with ample cabinets, extensive storage, a large island, and high-end KitchenAid stainless steel appliances including a gas stove.

Step outside to discover a massive sunny SE facing backyard, perfect for outdoor activities and entertaining, complemented by a double garage. Upstairs, you'll find three bedrooms and a loft area with a built-in desk, ideal for professionals working from home. The master suite includes a walk-in closet and a luxurious 5-piece ensuite with dual vanities. A second full bathroom completes this level.

The basement is fully finished and features a large living area, a 4th bedroom with a walk-in



closet and upgraded cork flooring that is perfect for a home gym. The home also comes equipped with central AC, adding to the comfort and value of this impressive property. Don't miss your chance to own this exquisite home in a coveted location, nestled within walking distance of numerous parks and playgrounds, this home is conveniently close to schools, shopping, and Mount Royal University. It provides easy access to major thoroughfares such as Crowchild Trail, Glenmore Trail, and Stoney Trail, putting local attractions like Sandy Beach, the Glenmore Reservoir, and Lakeview Golf Course, swift access to downtown Calgary, three major hospitals, and various private schools. Additionally, it's just minutes from all the shops and dining in Marda Loop and a brief drive to Downtown, with local amenities like a skating rink also nearby. This central location is truly unparalleled for convenience and lifestyle opportunities.

Built in 2011

Essential Information

MLS® #	A2152177
Price	\$995,000
Sold Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,867
Acres	0.10

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3804 Sarcee Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	July 31st, 2024
Days on Market	6
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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