

# \$1,199,900 - 3818 Sarcee Road Sw, Calgary

MLS® #A2173390

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Inner-city living at its finest in the prestigious community of Currie Barracks. This home has lovely curb appeal with its meticulous landscaping and cozy front porch. Featuring 4 bedrooms and over 3,150 sq ft of total living space, there's room for everyone to spread out. Upon entry you'll notice that the home is drenched in natural light and showcases stunning hardwood floors. Entertain in the open concept main floor with a spacious dining room, complete with coffered ceiling and roomy living area featuring gorgeous built-ins anchoring the stone surround gas fireplace. 12' wide patio doors lead to your private back deck extending the area for entertaining. Culinary enthusiasts will love the gourmet kitchen showcasing top of the line Jenn-Air appliances including gas stove top and built-in wall oven/microwave. Ample cabinet and counter space ensure optimal storage and work space while an expansive centre island offers a great area for loved ones to gather around. Across from the kitchen is a private den, ideal for a home office and an adjacent laundry/mudroom. As you ascend to the second level you'll be greeted with a full bathroom and three generous bedrooms, including the primary retreat. The serene primary is separate from the other two bedrooms and showcases vaulted ceilings and lavish 5pc ensuite complete with in-floor heat, marbled porcelain tile, glass enclosed shower, and relaxing soaker tub. The fully developed lower presents plush carpets, a massive rec



room, complete with wet bar, full bathroom and fourth bedroom, ideal for guests or teens. The backdoor is an incredible retreat with gorgeous landscaping, raised gardens, multi-zone U/G irrigation and an oversized double detached garage. The low maintenance composite deck ensures outdoor dining can be enjoyed for years to come. Throughout the home you'll find in-ceiling speakers and home is equipped with a water softener. This enticing home is priced at an exceptional value and is a master planned community five minutes from Mount Royal University, with parks, recreation and other intermediate schools all within a few minutes reach.

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2173390    |
| Price          | \$1,199,900 |
| Sold Price     | \$1,160,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,111       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3818 Sarcee Road Sw |
| Subdivision | Currie Barracks     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |

Postal Code T3E 7W9

### Amenities

Parking Spaces 2

Parking Double Garage Detached

### Interior

Interior Features Open Floorplan, Bookcases, Built-in Features, Double Vanity, High Ceilings, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Bar Fridge, Built-In Oven, Dryer, Gas Cooktop, Microwave, Washer, Water Softener

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Garden

Lot Description Back Lane, Back Yard, Garden, Interior Lot, Lawn, Landscaped, Rectangular Lot, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2024

Date Sold November 18th, 2024

Days on Market 33

Zoning DC

HOA Fees 0.00

### Listing Details

Listing Office RE/MAX House of Real Estate

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