

# \$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        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # 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, Storage, Walk-In Closet(s) |
| 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        | Double Sided, Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 45                  |
| Zoning         | DC                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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