

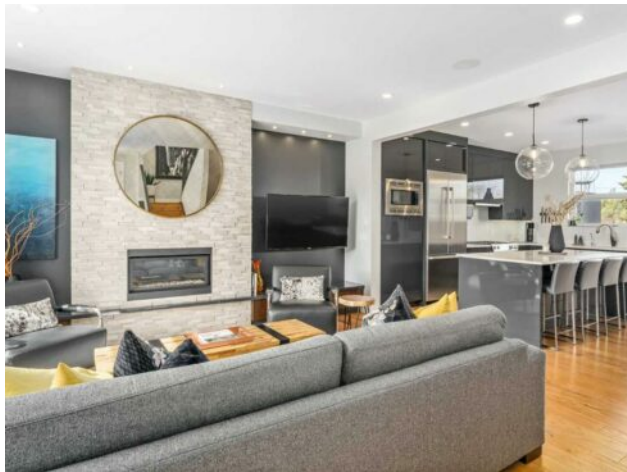


GRASSROOTS
REALTY GROUP

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3907 Sarcee Road SW
Calgary, Alberta

MLS # A2219673



\$989,000

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,933 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Cement planter pots on front porch.		

Welcome to 3907 Sarcee Road SW, nestled in the heart of Rutland Park — one of Calgary's most sought-after communities. This 4-bedroom, 3.5 bathroom, 2016 built semi-detached home is the perfect blend of luxury, space, and convenience. Meticulously maintained by its original owners, it remains in pristine, show-home condition. From the moment you step inside, you'll be struck by the upgrades, openness, and natural light that fills the home. Built on an extra-wide lot, this property offers over 2,700 sq ft of spaciousness rarely found in infill homes — it truly feels like a detached residence. Elegant hardwood floors flow seamlessly across all three levels, adding warmth and sophistication. The chef's kitchen is a standout, featuring premium upgraded Bosch stainless steel appliances, a 5-burner gas range, quartz countertops, and abundant storage. The adjoining dining area boasts custom designer wallcoverings, creating a bold yet refined entertaining space. Completing this main level is a discreet powder room and a functional mudroom that leads to one of two stunning west-facing patios. Sit back and relax while taking in the open views of the local community park and stunning sunsets. Upstairs, the primary suite is a serene retreat, highlighted by an amazing large walk-in closet, custom built-in coffee bar, and luxurious ensuite. Two additional bedrooms, a full bathroom, and a generous laundry room offer comfort and convenience for the entire family. The fully finished walk-out basement is a versatile space — with a custom wet bar and bright and spacious family room, it's the perfect getaway for movie nights, hosting guests, or relaxing. It includes a fourth bedroom with walk-in closet, a full bath with extra-large luxury-tiled shower, and direct access to your second beautiful outdoor patio area.

A double detached insulated garage adds even more value. No more cold winter mornings warming up the car! This location simply can't be beat — just blocks from schools, parks, shopping, dining, and public transit. Don't miss your chance to own a home that truly checks every box. Book your private showing today to discover all that Rutland Park and this home has to offer!