



GRASSROOTS
REALTY GROUP

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3615 Sarcee Road SW
Calgary, Alberta

MLS # A2230585



\$799,900

Division:	Rutland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Sauna		

Inclusions: Fridge, Stove, Washer, Dryer, Sauna (sold as is)

Welcome to this charming 2-storey detached home situated on a quiet corner lot in the desirable community of Rutland Park. Offering over 2,400 sq ft of developed living space, this well-maintained property features 4 bedrooms, 3.5 bathrooms, a double detached garage, and an illegal basement suite with a separate entrance—perfect for extended family or rental income. The bright and airy main level welcomes you with large windows, a cozy fireplace, and a spacious living room ideal for relaxing or entertaining. The kitchen is equipped with warm wood cabinetry, stainless steel appliances, ample counter space, and a breakfast bar for casual meals. Upstairs, you’ll find three generously sized bedrooms including a private primary suite with its own 3-piece ensuite. The illegal basement suite includes its own laundry, a spacious bedroom, full bathroom, and independent access. Enjoy summer gatherings in the large backyard with a spacious deck, and take advantage of the double detached garage plus two additional parking pads. Notable upgrades include new shingles (2021), a new furnace (2023), and most windows replaced in 2021. Enjoy direct transit access to downtown with the convenience of a single bus route just steps from your door. Located near schools, parks, shopping, playgrounds, and transit, this home offers excellent value for both families and investors. Book your private showing today!