



3804 Sarcee Road SW
Calgary, Alberta

MLS # A2152177



\$995,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

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.