



3808 Sarcee Road Calgary Alberta

\$1,150,000

OPEN HOUSE SAT FEB 22 FROM 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! (id:6769)

Primary Bedroom 13.58 Ft x 13.42 Ft

Bedroom 13.67 Ft x 10.17 Ft

Bedroom 12.50 Ft x 11.17 Ft

Laundry room 7.67 Ft x 5.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Exercise room 10.67 Ft x 9.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.17 Ft x 11.33 Ft

Dining room 12.67 Ft x 12.33 Ft

Kitchen 15.50 Ft x 10.50 Ft

Other 8.00 Ft x 6.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Bedroom 12.92 Ft x 11.42 Ft
Family room 20.42 Ft x 11.75 Ft

Office 12.00 Ft x 9.75 Ft
2pc Bathroom .00 Ft x .00 Ft