



3818 Sarcee Road Calgary Alberta

\$1,199,900

Inner-city living at its finest in the prestigious community of Currie Barracks. This home has lovely curb appeal with its meticulous landscaping and cozy front porch. Featuring 4 bedrooms and over 3,150 sq ft of total living space, there's room for everyone to spread out. Upon entry you'll notice that the home is drenched in natural light and showcases stunning hardwood floors. Entertain in the open concept main floor with a spacious dining room, complete with coffered ceiling and roomy living area featuring gorgeous built-ins anchoring the stone surround gas fireplace. 12' wide patio doors lead to your private back deck extending the area for entertaining. Culinary enthusiasts will love the gourmet kitchen showcasing top of the line Jenn-Air appliances including gas stove top and built-in wall oven/microwave. Ample cabinet and counter space ensure optimal storage and work space while an expansive centre island offers a great area for loved ones to gather around. Across from the kitchen is a private den, ideal for a home office and an adjacent laundry/mudroom. As you ascend to the second level you'll be greeted with a full bathroom and three generous bedrooms, including the primary retreat. The serene primary is separate from the other two bedrooms and showcases vaulted ceilings and lavish 5pc ensuite complete with in-floor heat, marbled porcelain tile, glass enclosed shower, and relaxing soaker tub. The fully developed lower presents plush carpets, a massive rec room, complete with wet bar, full bathroom and fourth bedroom, ideal for guests or teens. The backdoor is an incredible retreat with gorgeous landscaping, raised gardens, multi-zone U/G irrigation and an oversized double detached garage. The low maintenance composite deck ensures outdoor dining can be enjoyed for years to come. Throughout the home you'll find in-ceiling speakers and home is equipped with ...

Family room 23.67 Ft x 22.17 Ft

Bedroom 12.92 Ft x 10.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 17.33 Ft x 14.50 Ft

Dining room 14.75 Ft x 11.83 Ft

Living room 17.00 Ft x 12.83 Ft

Laundry room 9.25 Ft x 6.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.00 Ft x 12.83 Ft

Bedroom 13.50 Ft x 11.00 Ft

Bedroom 13.50 Ft x 11.25 Ft

4pc Bathroom .00 Ft x .00 Ft

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Office 9.75 Ft x 9.75 Ft

5pc Bathroom .00 Ft x .00 Ft