



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3804 Sarcee Road SW
Calgary, Alberta

MLS # A2327699



\$1,215,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2011 (15 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, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Wardrobe in Master Bedroom, LG Fridge in Basement

Welcome to Currie Barracks, one of Calgary's most sought-after inner-city communities. This impeccably maintained, move-in-ready detached home offers over 2,600 sq. ft. of developed living space, with 4 bedrooms, 3.5 bathrooms, central air conditioning, and a fully finished double detached garage. Thoughtfully updated throughout, the home features major 2024 updates: hardwood flooring across the main and upper levels, including stairs; luxury vinyl plank flooring in the basement; an upgraded kitchen appliance package featuring an LG InstaView refrigerator, Café range, and GE smart range hood; as well as a tankless water heater and water softener. Additional recent improvements include a furnace replaced approximately six months ago and a recently repainted front porch and backyard deck — offering comfort, efficiency, and peace of mind for the next owner. Step inside to discover a bright and inviting main floor highlighted by expansive windows and an open-concept layout designed for both everyday living and entertaining. The spacious living room is anchored by a cozy gas fireplace and flows seamlessly into the generous dining area. The well-appointed kitchen features quartz countertops, stylish cabinetry, a large central island, and a separate pantry. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat complete with a 5-piece ensuite featuring dual vanities, a deep soaker tub, and a large walk-in closet. The fully finished basement extends the living space with a fourth bedroom, a versatile recreation/family room, and a full 4-piece bathroom. Outside, the generous backyard is a true standout, offering outdoor space rarely found in an inner-city community, complete with mature landscaping and a spacious deck ideal for BBQs, outdoor dining, and relaxing.

Conveniently located within Currie Barracks, this home is close to parks, playgrounds, schools, restaurants, shopping amenities, and the vibrant shops and dining of Marda Loop, with quick access to Downtown and major roadways including Crowchild Trail, Glenmore Trail, and Stoney Trail. This is a rare opportunity to own a thoughtfully updated, move-in-ready detached home with a larger usable backyard in one of Calgary's most desirable inner-city communities. Book your private showing today!