



GRASSROOTS
REALTY GROUP

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3824 Sarcee Road SW
Calgary, Alberta

MLS # A2330730



\$995,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: window coverings and hardware (all), attached, bookcases, attached cabinets, attached shelving-all, house and garage, garage opener, garage remote, garage heater, gazebo with string lights, planters (along side of garage), gemstone lights, wall art x 2 on upper stairwell, keys-all

Proudly presenting 3824 Sarcee Road SW. Located in the highly sought-after inner-city community of Currie Barracks, this beautifully presented original-owner home reflects true pride of ownership. Offering over 2,400 SF of developed living space, including 4 bedrooms, 3.5 bathrooms & 2 fireplaces, it provides the perfect blend of timeless finishes & everyday comfort. Large windows fill the bright living room with natural light while an elegant fireplace, attached bookcases & display cabinetry add character, bringing an air of relaxed sophistication to this refined space. The kitchen delivers both style & function. Extended cabinetry, quartz countertops, stainless steel appliances, island with seating for 3, walk-in pantry & a dedicated beverage centre flow seamlessly into the adjoining dining area, creating an inviting space for cooking, gathering, & entertaining. Completing the main floor is a pretty powder room & a well-organized mudroom featuring floor-to-ceiling storage & a built-in bench. Upstairs, the spacious primary suite offers a relaxing retreat with a vaulted ceiling, walk-in closet, sitting area & wardrobe, while the serene ensuite includes dual vanities, a deep soaker tub & a separate shower. Two additional bedrooms are ideal for children, guests, or a home office & share access to a 2nd full bathroom. A laundry room with folding counter & built-in cabinetry further enhances the thoughtful 2nd floor layout. The professionally developed lower level offers 770 SF of versatile living space, featuring a family room with a 2nd gas fireplace, along with a 4th bedroom & 4th bathroom. Blending traditional character with contemporary design, the modern English Tudor exterior showcases timeless architectural details, including decorative timbering, steeply pitched gables, multi-pane windows & stone accents. The outdoor setting complements the home with a charming

backyard centred around a patio, deck & large gazebo offering a delightful space for morning coffee, summer evenings & entertaining. Additional highlights of this special property include: 1) double detached HEATED garage with storage attic, 2) central air conditioning, 3) Gemstone lighting, 4) new hot water heater (July 2026) & 5) Green Build Canada construction - Gold Tier Certification. Known for its community vision & rich history, Currie Barracks is a vibrant master-planned neighbourhood providing a unique blend of historic character, pedestrian-friendly streetscapes & connected urban living. Future plans include a grocery store, retail & daily services, further enhancing the convenience & value of this sought-after inner-city location. Enjoy close proximity to Marda Loop, Downtown Calgary, several schools & local destinations including The Inn on Officers' Garden, Veranda, Airport Playground & the Bark & Splash Parks. Welcome Home to elevated urban living at its finest, where elegance, modern comfort & a strong sense of connection come together.