



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3818 SARCEE Road, Calgary T3E 7W9**

MLS®#: **A2173390** Area: **Currie Barracks** Listing **10/16/24** List Price: **\$1,199,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **3,939 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,111**  
 Low Sqft:  
 Ttl Sqft: **2,111**

DOM

**2**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Interior Lot,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener**  
 Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`4" x 14`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 12`10"</b>	<b>Family Room</b>	<b>Basement</b>	<b>23`8" x 22`2"</b>
<b>Office</b>	<b>Main</b>	<b>9`9" x 9`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`3" x 6`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 12`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 11`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

**1010457**

Zoning:  
**DC**

Remarks

Pub Rmks: **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 a water softener. This enticing home is priced at an exceptional value and is a master planned community five minutes from Mount Royal University, with parks, recreation and other intermediate schools all within a few minutes reach.**

Inclusions: **Bar Fridge X2**  
Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









