# \$965,000 - 3909 Sarcee Road Sw, Calgary

MLS® #A2219161

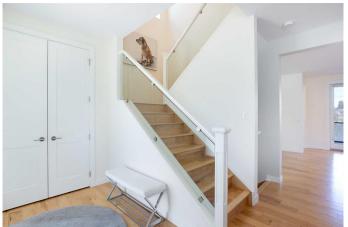
#### \$965,000

4 Bedroom, 4.00 Bathroom, 1,943 sqft Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

FULLY FINISHED WALKOUT | AIR **CONDITIONING | IMMEDIATE ACCESS &** VIEWS OF RUTLAND PARK | Welcome to this rare 4 bedroom 3 and a half bath walkout built in 2015 by Zen Custom Homes. located right beside all the amazing amenities of Rutland Park, you're mere steps away from year round outdoor activities! Upon entering, you will immediately feel the bright and airy feel this home provides and the incredible amount of natural light and attention to detail this home offers. The main living room features a modern gas fireplace with floor to ceiling white stone beautifully contrasted with dark walls on either side. Well-suited for entertaining, this living area is open to a stunning kitchen with ceiling height cabinets, matching built-in hood fan, high end appliances and access to the rear deck with views of the park. Across the kitchen you're provided with a dining room and access to the rear mudroom which includes built-in lockers for convenience and a 2 piece bath that completes the main floor. Upstairs leaves nothing to be desired with 3 bedrooms including the primary room with additional custom built-in shelving inside the dream walk-in closet with folding table and his and her closet space. You won't want to leave the ensuite with its heated floors, separate shower, soaker tub and his and her sinks. 2nd level laundry makes living here a breeze with the added counter space, sink and cabinet to keep all your cleaning supplies. In the







basement you can enjoy a second entertaining area, a large 4th bedroom and a gorgeous bathroom with dual sinks and a large shower. The walkout provides you with plenty of natural light and direct access to the backyard, low maintenance lawn turf, stairs to the upper deck and your double car detached garage. It's easy to see this home is amazing for entertaining both outside and in! Other great highlights include solid 8 foot doors, custom wood closet shelving, central vacuum, water softener, floor to ceiling tile in the main bathroom, built in speakers inside and on rear deck, roller blinds, concrete rear patio, offset concrete walkway and more! Book your showing today!

Built in 2014

### **Essential Information**

MLS® #	A2219161
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.07
Year Built	2014
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

#### **Community Information**

Address	3909 Sarcee Road Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3E 4T5
Amenities	
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Interior	
Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Built-in Features, Closet Organizers, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Range
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out
Exterior	

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	53
Zoning	R-CG

## **Listing Details**

Listing Office RE/MAX First

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