

**3907 Sarcee Road SW**  
**Calgary, Alberta**

**MLS # A2219673**



**\$989,000**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Cement planter pots on front porch.

Welcome to 3907 Sarcee Road SW, nestled in the heart of Rutland Park — one of Calgary's most sought-after communities. This 4-bedroom, 3.5 bathroom, 2016 built semi-detached home is the perfect blend of luxury, space, and convenience. Meticulously maintained by its original owners, it remains in pristine, show-home condition. From the moment you step inside, you'll be struck by the upgrades, openness, and natural light that fills the home. Built on an extra-wide lot, this property offers over 2,700 sq ft of spaciousness rarely found in infill homes — it truly feels like a detached residence. Elegant hardwood floors flow seamlessly across all three levels, adding warmth and sophistication. The chef's kitchen is a standout, featuring premium upgraded Bosch stainless steel appliances, a 5-burner gas range, quartz countertops, and abundant storage. The adjoining dining area boasts custom designer wallcoverings, creating a bold yet refined entertaining space. Completing this main level is a discreet powder room and a functional mudroom that leads to one of two stunning west-facing patios. Sit back and relax while taking in the open views of the local community park and stunning sunsets. Upstairs, the primary suite is a serene retreat, highlighted by an amazing large walk-in closet, custom built-in coffee bar, and luxurious ensuite. Two additional bedrooms, a full bathroom, and a generous laundry room offer comfort and convenience for the entire family. The fully finished walk-out basement is a versatile space — with a custom wet bar and bright and spacious family room, it's the perfect getaway for movie nights, hosting guests, or relaxing. It includes a fourth bedroom with walk-in closet, a full bath with extra-large luxury-tiled shower, and direct access to your second beautiful outdoor patio area.

A double detached insulated garage adds even more value. No more cold winter mornings warming up the car! This location simply can't be beat — just blocks from schools, parks, shopping, dining, and public transit. Don't miss your chance to own a home that truly checks every box. Book your private showing today to discover all that Rutland Park and this home has to offer!