

# \$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, youâ€™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 youâ€™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
Type	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 55  
Zoning R-CG

### Listing Details

Listing Office RE/MAX First

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