

**3615 Sarcee Road SW**  
**Calgary, Alberta**

**MLS # A2230585**



**\$809,900**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Sauna		

**Inclusions:** Fridge, Stove, Washer, Dryer, Sauna (sold as is)

Welcome to this charming 2-storey detached home situated on a quiet corner lot in the desirable community of Rutland Park. Offering over 2,400 sq ft of developed living space, this well-maintained property features 4 bedrooms, 3.5 bathrooms, a double detached garage, and an illegal basement suite with a separate entrance—perfect for extended family or rental income. The bright and airy main level welcomes you with large windows, a cozy fireplace, and a spacious living room ideal for relaxing or entertaining. The kitchen is equipped with warm wood cabinetry, stainless steel appliances, ample counter space, and a breakfast bar for casual meals. Upstairs, you’ll find three generously sized bedrooms including a private primary suite with its own 3-piece ensuite. The illegal basement suite includes its own laundry, a spacious bedroom, full bathroom, and independent access. Enjoy summer gatherings in the large backyard with a spacious deck, and take advantage of the double detached garage plus two additional parking pads. Notable upgrades include new shingles (2021), a new furnace (2023), and most windows replaced in 2021. Enjoy direct transit access to downtown with the convenience of a single bus route just steps from your door. Located near schools, parks, shopping, playgrounds, and transit, this home offers excellent value for both families and investors. Book your private showing today!