



THE
A-TEAM

**RE/MAX
FIRST**

3725 RICHMOND Road, Calgary T3E 4P1

MLS®#: **A2142386**

Area: **Rutland Park**

Listing Date: **06/20/24**

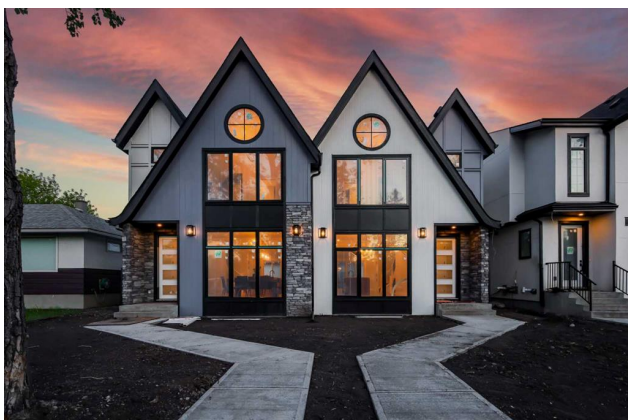
List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,899

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,899

Lot Sz Ar:

2,925 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped,Level,Rectangular Lot

Double Garage Detached

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Concrete,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`6"	Dining Room	Main	13`11" x 10`8"
Kitchen	Main	15`10" x 16`11"	Living Room	Main	14`2" x 15`6"
Mud Room	Main	5`10" x 9`6"	4pc Bathroom	Second	10`0" x 4`11"
5pc Ensuite bath	Second	10`0" x 12`6"	Bedroom	Second	9`11" x 13`6"
Bedroom	Second	11`9" x 9`11"	Bedroom - Primary	Second	14`1" x 15`5"
Walk-In Closet	Second	8`1" x 14`4"	4pc Bathroom	Basement	9`3" x 6`3"
Other	Basement	9`7" x 4`9"	Bedroom	Basement	13`1" x 13`10"

Game Room
Walk-In Closet

Basement
Basement

19`1" x 17`9"
9`3" x 4`11"

Furnace/Utility Room

Basement

5`9" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311138

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this luxurious farmhouse located in the inner-city community of Rutland Park. This designer home greets with spacious dining area, artistically crafted kitchen with high end SS appliances, and kitchen island. The roomy great room offer lots of space for those cozy winter nights by the fireplace and abundance of natural light from the double sliding glass doors during the day. The main floor features bold powder room to mark it complete. The upper floor welcomes with 3 bedrooms, common bathroom, laundry, including studios master bedroom with vaulted ceiling, starring walk in closet with organizers. The master ensuite attracts with stylish 5-piece setting, along with freestanding soaker tub, standing shower, and twin vanity. The lower floor embraces with a gigantic rec room for those late-night movies, entertainment and weekend's special moments with family and friends. The wet bar adds fun to those party times and memorable moments. The bedroom in the basement is perfect for a home office or workout sessions. The patio at the exterior is great to catch some cool breeze, meditation and yoga. The other features of this elegant home include, hardwood flooring, 9ft ceiling, AC rough in, EV outlet in garage, book shelves, kitchen pantry, large mud room, mature trees at the front, tasteful design by interior designer Rochelle Cote. This gem is close proximity to downtown, shopping centres, restaurants, pubs, yoga, schools, MRU, parks, public transit, major road routes, and all other amenities. This home is elegantly developed by Elegant Properties. Book your viewing now and don't miss out on this amazing gem.

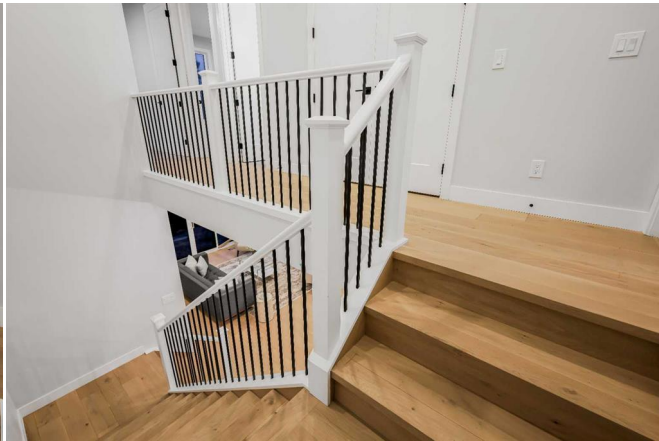
Inclusions:
Property Listed By:

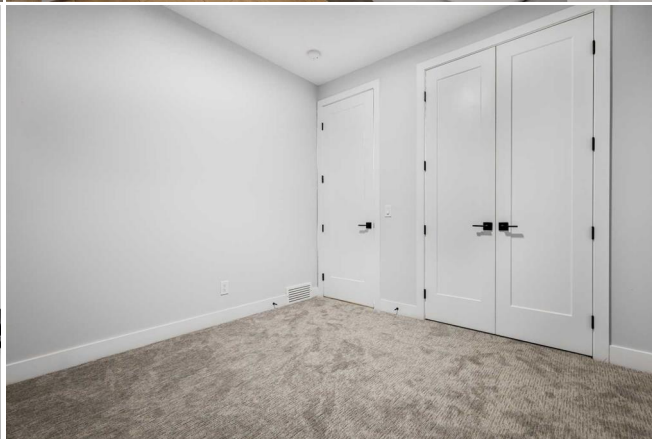
N/A
eXp Realty

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

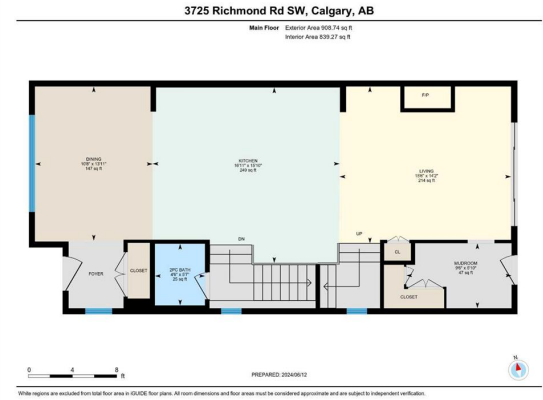












3725 Richmond Rd SW, Calgary, AB

2nd Floor Exterior Area 950.39 sq ft
Interior Area 916.53 sq ft
Excluded Area 12.48 sq ft



3725 Richmond Rd SW, Calgary, AB

Basement (Below Grade) Exterior Area 245.18 sq ft
Interior Area 778.00 sq ft

