



THE
A-TEAM

**RE/MAX
FIRST**

3727 RICHMOND Road, Calgary T3E 4P1

MLS®#: **A2154617**

Area: **Rutland Park**

Listing Date: **08/08/24**

List Price: **\$1,029,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
 Year Built: **2024**

Lot Information
 Lot Sz Ar: **2,925 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,899**
 Low Sqft:
 Ttl Sqft: **1,899**

DOM

41

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,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,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`1" x 7`1"	Dining Room	Main	14`10" x 10`7"
Kitchen	Main	15`11" x 16`8"	Living Room	Main	13`10" x 15`9"
Mud Room	Main	5`11" x 9`6"	2pc Bathroom	Main	5`9" x 4`6"
5pc Ensuite bath	Upper	10`0" x 12`6"	Bedroom	Upper	11`9" x 10`11"
Bedroom	Upper	10`11" x 13`6"	Bedroom - Primary	Upper	14`10" x 15`5"
Walk-In Closet	Upper	8`10" x 14`4"	4pc Bathroom	Upper	10`0" x 4`11"

Laundry
4pc Bathroom
Walk-In Closet

Upper
Basement
Basement

6`5" x 8`1"
9`3" x 6`3"
9`3" x 4`11"

Game Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

19`10" x 17`9"
13`10" x 13`10"
7`0" x 19`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311154

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 & cameras 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. The amazing price of this luxurious home includes GST. Book your viewing now and don't miss out on this impeccable 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











