



THE
A-TEAM

**RE/MAX
FIRST**

3723 RICHMOND Road, Calgary T3E4P1

MLS®#: **A2166490**

Area: **Rutland Park**

Listing Date: **09/21/24**

List Price: **\$1,039,800**

Status: **Active**

County: **Calgary**

Change: **None**

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,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

DOM

8

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

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,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

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`6"	Kitchen	Main	15`11" x 16`8"
Mud Room	Main	5`11" x 9`6"	5pc Ensuite bath	Second	9`10" x 12`6"
Bedroom	Second	11`9" x 9`11"	Walk-In Closet	Second	7`8" x 14`5"
Bedroom	Basement	13`0" x 13`10"	Furnace/Utility Room	Basement	5`8" x 16`4"
Dining Room	Main	14`1" x 10`7"	Living Room	Main	13`1" x 15`9"
4pc Bathroom	Second	9`11" x 5`0"	Bedroom	Second	9`11" x 13`7"
Bedroom - Primary	Second	13`10" x 15`5"	4pc Bathroom	Basement	9`2" x 6`3"
Game Room	Basement	19`1" x 15`2"	Walk-In Closet	Basement	9`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311138

Zoning:
R-C2

Remarks

Pub Rmks:

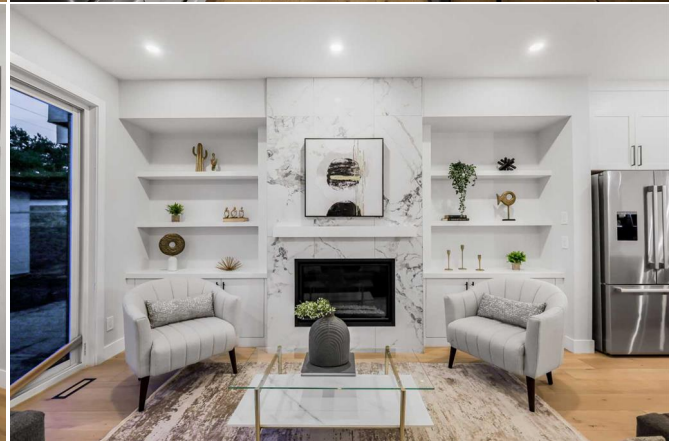
Welcome to this luxurious farmhouse located in the inner-city community of Rutland Park. This designer home greets with spacious dining area, artistically crafted kitchen with high end SS appliances, and kitchen island. The roomy great room offer lots of space for those cozy winter nights by the fireplace 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 & 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.

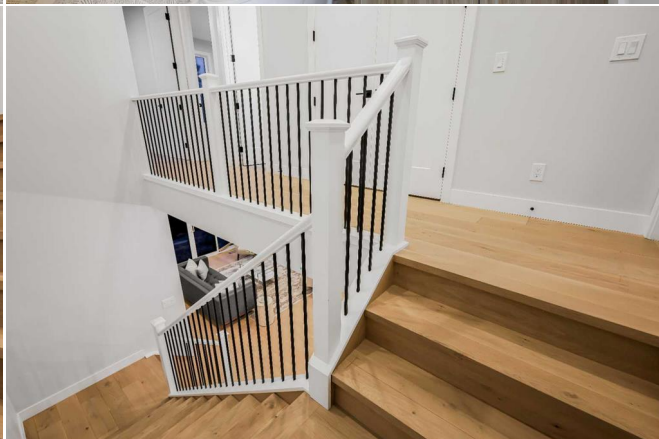
Inclusions:
Property Listed By:

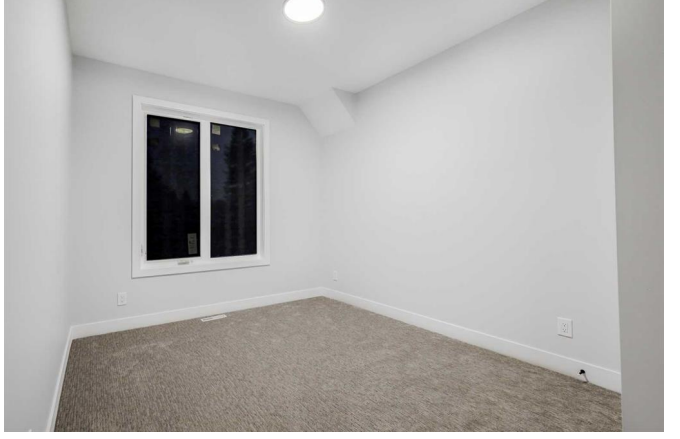
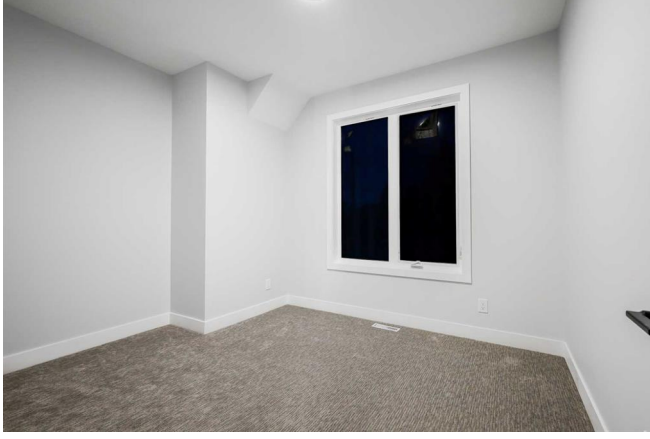
N/A
eXp Realty

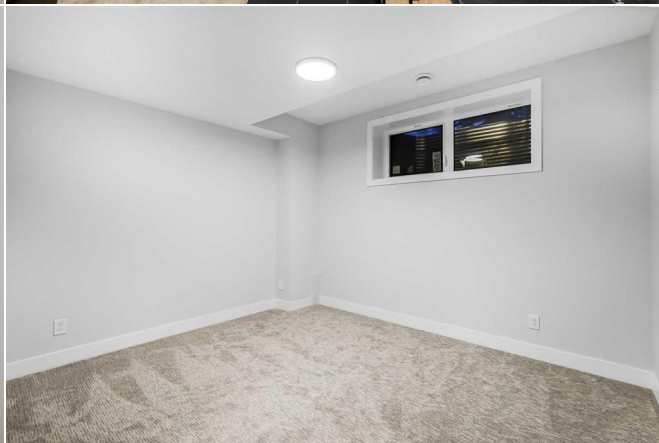
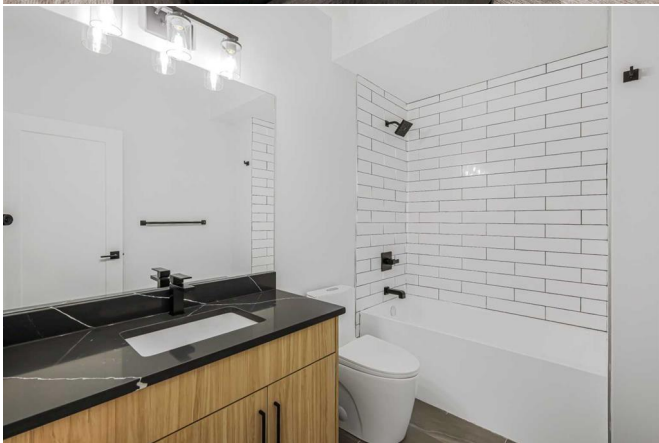
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

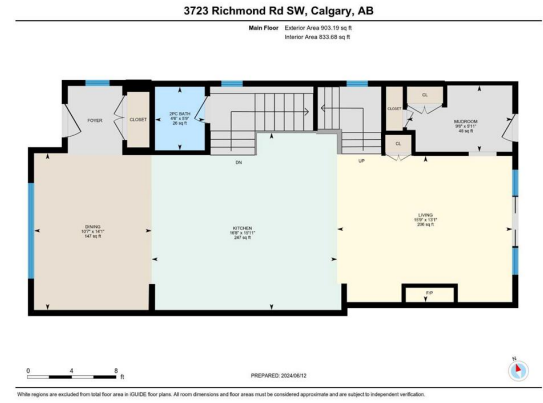












3723 Richmond Rd SW, Calgary, AB



3723 Richmond Rd SW, Calgary, AB

