



THE
A-TEAM

**RE/MAX
FIRST**

3725 RICHMOND Road, Calgary T3E4P1

MLS®#: **A2167426**

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)

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,Rectangular Lot

Double Garage Detached

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

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,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,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`6"
Mud Room	Main	5`10" x 9`6"
Bedroom	Second	11`9" x 9`11"
Bedroom	Basement	13`1" x 13`10"
Dining Room	Main	13`11" x 10`8"
4pc Bathroom	Second	10`0" x 4`11"

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

**Bedroom - Primary
Game Room**

**Second
Basement**

**14`1" x 15`5"
19`1" x 17`9"**

**4pc Bathroom
Walk-In Closet**
Legal/Tax/Financial

**Basement
Basement**

**9`3" x 6`3"
9`3" x 4`11"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2311138

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













