3725 RICHMOND Road, Calgary T3E 4P1

MLS®#:	**A2179441**	Area:	**Rutland Park**	Listing Date:	**11/17/24**	List Price: **$998,000**
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: **2,923 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,899**
Low Sqft:
Ttl Sqft: **1,899**

DOM
73

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 Entrance,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,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	Room	Level	Dimensions
2pc Bathroom	**Main**	**0`0" x 0`0"**	**Mud Room**	**Main**	**9`5" x 5`10"**
Bedroom	**Upper**	**11`8" x 9`10"**	**Bedroom**	**Basement**	**13`0" x 11`4"**
Dining Room	**Main**	**13`11" x 10`4"**	**4pc Bathroom**	**Upper**	**0`0" x 0`0"**
Living Room	**Main**	**14`11" x 13`9"**	**Kitchen**	**Main**	**9`1" x 17`8"**
Bedroom - Primary	**Upper**	**14`0" x 12`8"**	**Walk-In Closet**	**Upper**	**14`4" x 7`7"**
5pc Ensuite bath	**Upper**	**0`0" x 0`0"**	**Bedroom**	**Upper**	**11`1" x 9`11"**

| Laundry | Upper | 5`11" x 3`0" | Game Room | Basement | 19`0" x 17`9" |
| 4pc Bathroom | Basement | 0`0" x 0`0" | Furnace/Utility Room | Basement | 16`1" x 5`6" |

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-C2**	
Legal Desc:	**2311138**		

Remarks

Pub Rmks:	Experience elevated living in THIS NEWLY CONSTRUCTED FARMHOUSE-STYLE DUPLEX, located in the sought-after community of RUTLAND PARK! This 4-bedroom, 3.5-bath home is designed for those who appreciate luxury and detail in every corner. Step inside to find a dramatic powder room with modern wallpaper and a contemporary black vessel sink, setting the tone for the home's stylish finishes. The open-concept main floor features a state-of-the-art kitchen equipped with high-end stainless steel appliances, an expansive island with a waterfall quartz countertop, and unique floating wood shelves that add warmth to the sleek design. The living room, complete with a full-height marble-style tile fireplace and custom built-ins, is an inviting space for cozy gatherings and everyday comfort. The upper level is a private retreat, highlighted by a spacious primary suite with vaulted ceilings, a custom-organized walk-in closet, and a spa-like ensuite. Enjoy a freestanding soaking tub, floor-to-ceiling designer tile, a glass-enclosed shower with rain shower head, and dual sinks, creating a luxurious escape within your home. The second floor also includes two additional bedrooms, a 4-piece bathroom with designer fixtures, and a laundry room for ultimate convenience. The fully developed basement extends the home's living space, featuring a large rec room complete with a built-in wet bar, making it ideal for entertaining or movie nights. An additional bedroom and full bath provide privacy and flexibility for guests or a home office. Outdoors, the private patio and fenced yard offer a tranquil space for relaxation or dining in the summer. Additional features of this stunning home include hardwood flooring throughout, 9-ft ceilings, rough-ins for AC and security cameras, and an EV-ready garage with roughed in electrical for a charger. Nestled in Rutland Park, this home is just moments away from top schools, lush parks, Mount Royal University, trendy dining, shopping, and fitness amenities. Enjoy easy access to downtown Calgary and major roadways, perfectly balancing urban convenience with neighbourhood charm. Book your private tour today to experience this exceptional property!
Inclusions:	**N/A**
Property Listed By:	**RE/MAX House of Real Estate**

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