



THE
A-TEAM

**RE/MAX
FIRST**

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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,899

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,899

Lot Sz Ar:

2,923 sqft

Lot Shape:

DOM

34

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot
Double Garage Detached**

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

2pc Bathroom

Main

0`0" x 0`0"

Bedroom

Upper

11`8" x 9`10"

Dining Room

Main

13`11" x 10`4"

Living Room

Main

14`11" x 13`9"

Bedroom - Primary

Upper

14`0" x 12`8"

5pc Ensuite bath

Upper

0`0" x 0`0"

Room

Level

Dimensions

Mud Room

Main

9`5" x 5`10"

Bedroom

Basement

13`0" x 11`4"

4pc Bathroom

Upper

0`0" x 0`0"

Kitchen

Main

9`1" x 17`8"

Walk-In Closet

Upper

14`4" x 7`7"

Bedroom

Upper

11`1" x 9`11"

Laundry
4pc Bathroom

Upper
Basement

5`11" x 3`0"
0`0" x 0`0"

Game Room
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

19`0" x 17`9"
16`1" x 5`6"

Title:
Fee Simple
Legal Desc:

2311138

Zoning:
R-C2

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:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











