

**3727 RICHMOND Road, Calgary T3E 4P1**

MLS® #: **A2179450** Area: **Rutland Park** Listing Date: **01/31/25** List Price: **\$965,000**  
 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 Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**38**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	54`2" x 45`11"	Dining Room	Main	45`11" x 32`10"
Living Room	Main	51`11" x 42`8"	Foyer	Main	19`8" x 16`5"
Living/Dining Room Combination	Basement	58`0" x 49`9"	Laundry	Upper	21`11" x 9`7"
Mud Room	Main	31`2" x 19`2"	Furnace/Utility Room	Basement	52`6" x 18`7"
Walk-In Closet	Main	46`6" x 25`2"	Bedroom - Primary	Second	45`11" x 39`11"
Bedroom	Second	36`8" x 32`10"	Bedroom	Second	38`10" x 32`3"

<b>Bedroom</b>	<b>Basement</b>	<b>42`8" x 40`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>17`6" x 14`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>32`3" x 16`5"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>42`8" x 31`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>30`1" x 16`5"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **2311154**

Remarks

Pub Rmks: **Step into luxury and sophistication in this NEWLY BUILT FARMHOUSE-STYLE DUPLEX, nestled in the heart of the desirable inner-city community of RUTLAND PARK! Offering 4 bedrooms, 3.5 baths, and lots of meticulously designed living space, this home blends timeless elegance with modern functionality. As you enter, you're greeted by a sunlit foyer and striking feature walls that add a designer touch throughout. The open-concept main floor features a gourmet kitchen adorned with high-end stainless steel appliances, quartz countertops, and an oversized island with waterfall edges. Custom-built shelving and cabinetry in the living room surround a chic gas fireplace, creating a perfect focal point for the space. Double sliding glass doors bring in an abundance of natural light and lead to the private patio, seamlessly blending indoor and outdoor living. Everyday convenience is added with the rear mudroom with bench and built-ins and a stunningly beautiful powder room with designer wallpaper. The second floor is a sanctuary of comfort, featuring a luxurious primary suite with soaring vaulted ceilings and a walk-in closet complete with custom organizers. The spa-inspired 5-piece ensuite exudes elegance with a freestanding soaker tub, twin vanity, and a walk-in shower finished with designer tile. Two additional bedrooms, a stylish 4-piece bath, and a convenient upper-floor laundry complete this level. The fully developed basement is designed for entertainment and functionality, offering a sprawling rec room with media centre and a built-in wet bar featuring custom cabinetry. A fourth bedroom and 4-piece bath make it ideal for hosting guests or creating a private home office. Outside, the professionally landscaped yard and private patio provide a serene retreat, perfect for morning coffees or evening relaxation. Additional highlights include hardwood flooring, 9-ft ceilings, rough-ins for AC and security cameras, an EV-ready garage, and tasteful finishes curated by renowned interior designer Rochelle Cote. Nestled in the vibrant Rutland Park community, this home offers unparalleled convenience. Enjoy proximity to top schools, lush parks, Mount Royal University, and a variety of local amenities, including trendy restaurants, shopping centers, and fitness studios. With quick access to downtown and major roadways, this location perfectly balances urban living with neighbourhood charm. Schedule your private showing today!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX House of Real Estate**

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