



THE
A-TEAM

**RE/MAX
FIRST**

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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,907

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,907

Lot Information

Lot Sz Ar:

2,923 sqft

Lot Shape:

DOM

2

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 Yard,Low Maintenance Landscape,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

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

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 14`0"
Living Room	Main	15`10" x 13`0"
Living/Dining Room Combination	Basement	17`8" x 15`2"
Mud Room	Main	9`6" x 5`10"
Walk-In Closet	Main	14`2" x 7`8"
Bedroom	Second	11`2" x 10`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 10`0"
Foyer	Main	6`0" x 5`0"
Laundry	Upper	6`8" x 2`11"
Furnace/Utility Room	Basement	16`0" x 5`8"
Bedroom - Primary	Second	14`0" x 12`2"
Bedroom	Second	11`10" x 9`10"

Bedroom
4pc Bathroom
4pc Bathroom

Basement
Second
Basement

13`0" x 12`4"
9`10" x 5`0"
9`2" x 5`0"

2pc Bathroom
5pc Ensuite bath

Main
Second

5`4" x 4`6"
13`0" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

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:
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











