



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3729 RICHMOND Road, Calgary T3E 4P1**

MLS®#: **A2191116**      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 Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

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**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting,Private Entrance,Private Yard**      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
Kitchen	Main	16`6" x 13`10"	Dining Room	Main	14`0" x 10`0"
Living Room	Main	16`0" x 12`10"	Foyer	Main	6`0" x 5`0"
Living/Dining Room Combination	Basement	19`0" x 17`6"	Laundry	Second	6`8" x 3`2"
Mud Room	Main	9`6" x 5`10"	Furnace/Utility Room	Basement	16`0" x 5`8"
Walk-In Closet	Second	14`4" x 7`8"	Bedroom - Primary	Second	14`0" x 12`2"
Bedroom	Second	11`2" x 10`0"	Bedroom	Second	11`10" x 9`10"

Bedroom  
4pc Bathroom  
4pc Bathroom

Basement  
Basement  
Second

13`2" x 12`4"  
9`2" x 5`0"  
10`0" x 4`11"

2pc Bathroom  
5pc Ensuite bath

Main  
Second

5`4" x 4`6"  
12`10" x 9`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

2311154

Remarks

Pub Rmks:

Discover refined living in this EXPERTLY CURATED, NEWLY BUILT farmhouse-style duplex, located in the highly desirable community of RUTLAND PARK. Thoughtfully designed by AWARD-WINNING INTERIOR DESIGNER ROCHELLE COTE, this 4-bedroom, 3.5-bath home blends modern luxury with timeless elegance. From the moment you enter, you're greeted by beautiful natural light and modern feature walls with eye-catching details throughout. The open-concept main floor is an entertainer's dream, centred around a gourmet kitchen outfitted with premium stainless steel appliances, a WATERFALL-EDGE QUARTZ ISLAND, and custom wood shelves that add warmth and character. In the living area, a FLOOR-TO-CEILING TILE FIREPLACE is surrounded by built-in shelving, creating a cozy yet refined atmosphere. A rear mudroom with built-in closets and a bench is great for everyday use, and an eye-catching powder room featuring bold designer wallpaper and a striking vessel sink really show off the upscale, professional design. Upstairs, the primary retreat is a showstopper with soaring vaulted ceilings, a meticulously organized walk-in closet, and a SPA-INSPIRED ENSUITE—featuring a freestanding soaker tub, a glass-enclosed rain shower, floor-to-ceiling designer tile, and dual vanities. Two additional bedrooms, a sleek 4-piece bathroom, and a convenient laundry room complete the upper level. The FULLY DEVELOPED LOWER LEVEL extends your living space with a spacious rec room and built-in wet bar, perfect for hosting or unwinding. A fourth bedroom and full bath offer privacy for guests or an ideal home office setup. Outside, a PRIVATE PATIO AND FENCED YARD provide the perfect spot to relax or entertain on warm summer nights. Additional highlights include 9-FT CEILINGS, WIDE-PLANK HARDWOOD FLOORING, ROUGH-INS FOR A/C AND SECURITY CAMERAS, PLUS AN EV-READY GARAGE with electrical roughed-in for a charger. Situated just moments from TOP-RATED SCHOOLS, PARKS, MOUNT ROYAL UNIVERSITY, AND AN ARRAY OF SHOPPING, DINING, AND FITNESS AMENITIES, this home offers the perfect balance of urban convenience and community charm. With EASY ACCESS TO DOWNTOWN AND MAJOR ROADWAYS, you'll love calling this home. **BOOK YOUR PRIVATE SHOWING TODAY! (Photos are from the show suite by the same builder next door.)**

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











