



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3725 RICHMOND Road, Calgary T3E 4P1**

MLS®#: **A2191545**

Area: **Rutland Park**

Listing Date: **01/31/25**

List Price: **\$975,000**

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:

**1,892**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,892**

Lot Information

Lot Sz Ar:

**2,923 sqft**

Lot Shape:

DOM

**1**

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,Washer**

Int Feat:

**Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 10`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`6"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>14`4" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`11" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`8" x 9`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`5" x 5`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 9`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`11" x 3`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`6" x 9`7"</b>
<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>19`0" x 17`9"</b>

Furnace/Utility Room

Basement

16`1" x 5`6"

4pc Bathroom  
Legal/Tax/Financial

Basement

9`2" x 6`3"

Title:  
**Fee Simple**  
Legal Desc:

23111138

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 a bold feature wall 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 showerhead, 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. 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**











