# **\$969,000 - 3727 Richmond Road Sw, Calgary**

MLS® #A2179450

## \$969,000

4 Bedroom, 4.00 Bathroom, 1,907 sqft Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

\*AMAZING NEW PRICE\* + \$2500 BUYER BONUS in Upgrades | 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 convienece 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!

#### Built in 2024

#### **Essential Information**

MLS® # A2179450 Price \$969,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,907

Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3727 Richmond Road Sw

Subdivision Rutland Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 4P1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features 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

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Bar Fridge

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 31st, 2025

Days on Market 95

Zoning R-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.