

\$965,000 - 3727 Richmond Road Sw, Calgary

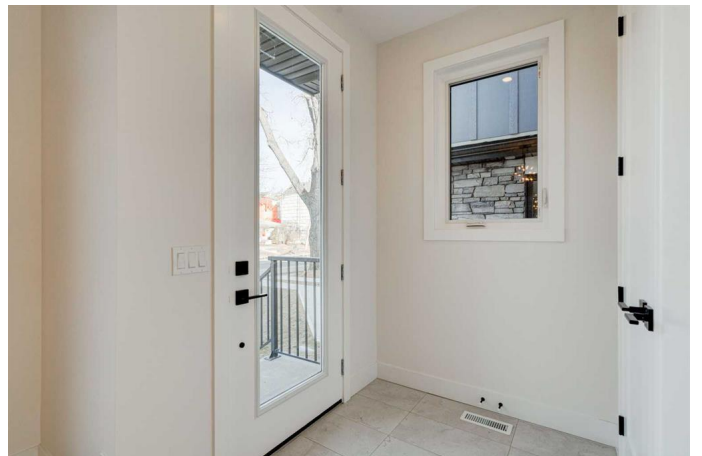
MLS® #A2179450

\$965,000

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

Rutland Park, Calgary, Alberta

Limited Time Offer Take possession before MAY 30 & Receive \$20K off List Price + \$5K 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 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!

Built in 2024

Essential Information

MLS® #	A2179450
Price	\$965,000
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 Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Bookcases, Built-in Features, Chandelier, Closet Organizers, Recessed Lighting, Vaulted Ceiling(s), Wet Bar
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Bar Fridge, Built-In Oven, Dryer, Gas Cooktop, Range Hood, Washer
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 Wood Frame, Concrete, Stucco
Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025
Days on Market 70

Zoning

R-C2

Listing Details

Listing Office

RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.