

\$928,000 - 3729 Richmond Road Sw, Calgary

MLS® #A2191116

\$928,000

4 Bedroom, 4.00 Bathroom, 1,908 sqft
Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

***AMAZING NEW PRICE* + \$2500 BUYER BONUS in Upgrades |** 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, youâ€™re greeted by beautiful natural light and modern feature walls with eye-catching details throughout. The open-concept main floor is an entertainerâ€™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, youâ€™ll love calling this home. BOOK YOUR PRIVATE SHOWING TODAY! (Photos are from the show suite by the same builder next door.)

Built in 2024

Essential Information

MLS® #	A2191116
Price	\$928,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,908
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached

Style 2 Storey, Side by Side
Status Active

Community Information

Address 3729 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, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating Forced Air
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Lighting
Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025
Days on Market 71

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.