

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

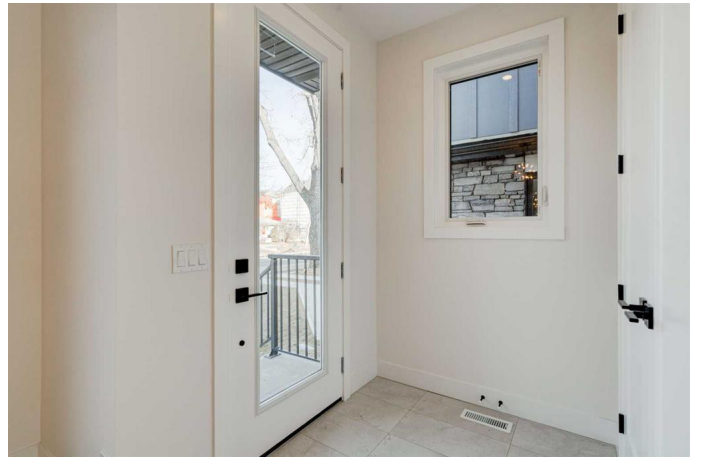
MLS® #A2179450

**\$965,000**

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

Rutland Park, Calgary, Alberta

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 | Open Floorplan, Pantry, Vaulted Ceiling(s), Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Bar Fridge, Built-In Oven, Garage Control(s), Gas Cooktop, Range Hood   |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, BBQ gas line                            |
| 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 | 42                 |
| Zoning         | R-C2               |

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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