

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

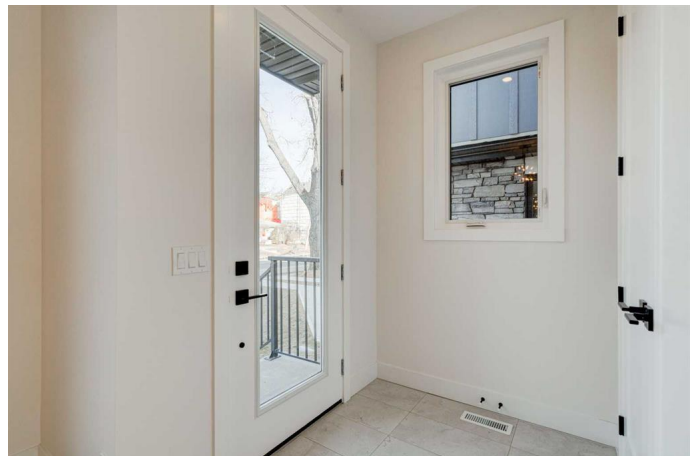
MLS® #A2179450

**\$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 Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Chandelier, Double Vanity, Recessed Lighting, Wet Bar  
Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Bar Fridge, Dryer, Gas Cooktop, 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 63

Zoning

R-C2

## **Listing Details**

Listing Office

RE/MAX House of Real Estate

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