



GRASSROOTS
REALTY GROUP

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3729 Richmond Road SW
Calgary, Alberta

MLS # A2223381



\$899,900

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,908 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

***AMAZING NEW PRICE + FIRST TIME HOME BUYERS REBATE OF UP TO \$45,000* | 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, you're greeted by beautiful natural light and modern feature walls with eye-catching details throughout. The open-concept main floor is an entertainer'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, you'll love calling this home, or with this central location would make a great Airbnb. BOOK YOUR PRIVATE SHOWING TODAY! (Photos are from the show suite by the same builder next door.)