



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3727 Richmond Road SW
Calgary, Alberta

MLS # A2239584



\$899,650

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,896 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

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

Watch the Full Video Tour — Fall in Love with This Stunning Rutland Park Home! | BRAND NEW | SOUTH-FACING BACKYARD | DESIGNER FINISHES | INCREDIBLE VALUE | INNER-CITY CALGARY LIVING Welcome to your dream home in the heart of Rutland Park, Calgary — a brand-new, luxury semi-detached home offering 1,895 sq ft of thoughtfully designed living space. This stunning 4-bedroom, 3.5-bathroom home is where contemporary elegance meets modern comfort, delivering an exceptional living experience for families, professionals, and discerning buyers alike. As you step inside, you're welcomed by a bright, open-concept main floor with soaring 9-foot ceilings, wide-plank engineered hardwood floors, and oversized windows that flood the home with natural light. The designer kitchen is a true showstopper, featuring custom cabinetry, premium stainless steel appliances, a large quartz waterfall island, and sleek pendant lighting — perfect for family meals and effortless entertaining. The adjacent living and dining areas impress with a statement gas fireplace, full-height designer tile, custom built-ins, and seamless access to your private south-facing backyard — an ideal outdoor retreat for BBQs, gardening, or soaking up the sun. Upstairs, discover the primary bedroom suite, your personal oasis complete with a custom walk-in closet and a spa-inspired ensuite featuring dual vanities, a luxurious soaker tub, and a frameless glass shower. Two spacious additional bedrooms, a beautifully designed full bathroom, and a convenient upper-level laundry room complete this floor. The fully developed basement offers a versatile family room with wet bar, a fourth bedroom, and another full bathroom — perfect for guests, a home office, gym, or cozy media room. Every detail has been meticulously curated, blending luxury finishes with

superior functionality and style, all on a desirable south-facing lot in one of Calgary’s most sought-after inner-city communities.