3723 Richmond Road SW
Calgary, Alberta

MLS # A2197605

$928,000

Division:	Rutland Park
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,899 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 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: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

AMAZING NEW PRICE + $2500 BUYER BONUS in Upgrades | Sophisticated luxury meets modern design in this newly built farmhouse-style duplex, located in the desirable community of Rutland Park. Thoughtfully designed with high-end finishes and attention to detail, this stunning 4-bedroom, 3.5-bath home is built for style, comfort, and functionality. Designed by award-winning interior designer Rochelle Cote, every finish and fixture has been carefully selected to create a home that feels both modern and inviting. Step inside to an open-concept main floor filled with natural light, 9-ft ceilings, and wide-plank hardwood flooring. The dining area makes a statement with its bold feature wall, creating the perfect backdrop for family dinners or entertaining guests, before making your way into the showstopping designer kitchen. Featuring premium stainless steel appliances, a huge waterfall-edge quartz island, and custom wood shelving, this central space is designed with everyday families in mind. The living room is centered around a gorgeous gas fireplace with a floor-to-ceiling tile surround, with built-in shelving that adds both storage and style. The main floor also includes a stylish powder room with bold designer finishes, adding personality to the space. A well-thought-out mudroom offers built-in storage and a custom bench, making it easy to stay organized while providing direct access to the backyard and double detached garage. Sliding glass doors off the living area lead to a private patio and fenced yard, giving you a great spot to relax or entertain outdoors. Upstairs, the primary suite is a true retreat with soaring vaulted ceilings, a custom walk-in closet, and a spa-like ensuite with a freestanding soaker tub, twin vanities, and a glass-enclosed rain shower with designer tile. Two more bedrooms, a sleek four-piece bath, and a laundry room complete the upper

level. The fully developed basement adds even more living space with a large rec room and a built-in wet bar—perfect for movie nights, entertaining, or just hanging out. A fourth bedroom and full bath make this level ideal for guests or a home office. Other great features include an EV-ready garage, rough-ins for air conditioning and security cameras, and premium interior selections that add style and function throughout the home. Located in the heart of Rutland Park, this home is just minutes from Mount Royal University, top-rated schools, and local parks, including Richmond Green Park and Currie Barracks, offering plenty of green space and recreational opportunities. Nearby amenities like Marda Loop, Westhills Shopping Centre, and Glenmore Athletic Park provide a variety of dining, shopping, and fitness options. With easy access to downtown Calgary, major roadways like Crowchild Trail and Glenmore Trail, and a quick commute to the University of Calgary and Foothills Medical Centre, this location is ideal for those who want both convenience and community charm.