

# \$965,000 - 3729 Richmond Road Sw, Calgary

MLS® #A2191116

**\$965,000**

4 Bedroom, 4.00 Bathroom, 1,908 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 | 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, youâ€™re greeted by beautiful natural light and modern feature walls with eye-catching details throughout. The open-concept main floor is an entertainerâ€™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, youâ€™ll love calling this home. BOOK YOUR PRIVATE SHOWING TODAY! (Photos are from the show suite by the same builder next door.)

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191116    |
| Price          | \$965,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,908       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 3729 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 | 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 |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Lighting                         |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stone, Stucco, Wood Frame                              |
| Foundation        | Poured Concrete  |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 31st, 2025 |
|-------------|--------------------|

Days on Market 64  
Zoning R-C2

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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