

# \$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 Yard, Lighting, Private Entrance
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

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

Days on Market 66  
Zoning R-C2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.