# \$899,900 - 3723 Richmond Road Sw, Calgary

MLS® #A2220369

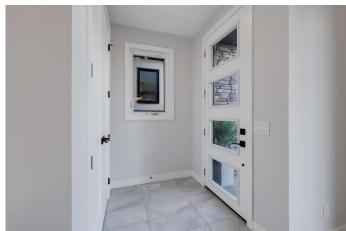
### \$899,900

4 Bedroom, 4.00 Bathroom, 1,893 sqft Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

\*AMAZING NEW PRICE + FIRST TIME HOME BUYERS REBATE OF UP TO \$45,000\* | Experience elevated living in THIS **NEWLY CONSTRUCTED** FARMHOUSE-STYLE DUPLEX, located in the sought-after community of RUTLAND PARK! This 4-bedroom, 3.5-bath home is designed for those who appreciate luxury and detail in every corner. Step inside to find a dramatic powder room with a bold feature wall and a contemporary black vessel sink, setting the tone for the home's stylish finishes. The open-concept main floor features a state-of-the-art kitchen equipped with high-end stainless steel appliances, an expansive island with a waterfall quartz countertop, and unique floating wood shelves that add warmth to the sleek design. The living room, complete with a full-height marble-style tile fireplace and custom built-ins, is an inviting space for cozy gatherings and everyday comfort. The upper level is a private retreat, highlighted by a spacious primary suite with vaulted ceilings, a custom-organized walk-in closet, and a spa-like ensuite. Enjoy a freestanding soaking tub, floor-to-ceiling designer tile, a glass-enclosed shower with rain showerhead, and dual sinks, creating a luxurious escape within your home. The second floor also includes two additional bedrooms, a 4-piece bathroom with designer fixtures, and a laundry room for ultimate convenience. The fully developed basement extends the home's living space, featuring a large rec room







complete with a built-in wet bar, making it ideal for entertaining or movie nights. An additional bedroom and full bath provide privacy and flexibility for guests or a home office. Outdoors, the private patio and fenced yard offer a tranquil space for relaxation or dining in the summer. Additional features of this stunning home include hardwood flooring throughout, 9-ft ceilings, rough-ins for AC and security cameras, and an EV-ready garage. Nestled in Rutland Park, this home is just moments away from top schools, lush parks, Mount Royal University, trendy dining, shopping, and fitness amenities. Enjoy easy access to downtown Calgary and major roadways, perfectly balancing urban convenience with neighbourhood charm. This location would also be great for an Airbnb! Book your private tour today to experience this exceptional property!

Built in 2024

#### **Essential Information**

MLS® # A2220369 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,893

Acres 0.07

Year Built 2024

Type Residential
Sub-Type Semi Detached

Sub-Type Semi Detached
Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3723 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 Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen

Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Recessed

Lighting, 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 BBQ gas line, Private Yard

Lot Description Back Yard, Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 12th, 2025

Days on Market 36

Zoning R-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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